

21 Golf Parade, Rye, Vic 3941

House For Sale

Tuesday, 12 December 2023



21 Golf Parade, Rye, Vic 3941

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 1514 m2

Type: House



Katrina Talarico
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Tony Talarico
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\$1,050,000 - \$1,150,000

FIRST OPPORTUNITY TO INSPECT - Saturday 13th January 2024**AUCTION: 3.00 PM SATURDAY 27TH JANUARY 2024**An outstanding opportunity exists to purchase this fantastic four bedroom family home set on an impressive 1,514*m2 (1/3 acre) elevated block in one of the most private positions in Rye. Watch the sun go down in peace with a glass of wine whilst you enjoy stunning west facing vistas over the tree tops and out across Rye, or perhaps fire up the BBQ and invite friends and family over to delight in the private ambiance enjoyed from the upper level deck. The interior of the main home presents four good sized bedrooms, two bathrooms, a spacious lounge room, plus a large kitchen/meals area and a separate laundry room, whilst an additional building (the original home) offers one bedroom and bathroom, a small kitchen, sunroom and laundry. Both dwellings are in need of renovation, however the exterior of the main home is in excellent condition and is habitable as is. Additionally there are several outdoor sheds, an original single garage (which would need restoring and could be used as a home office, studio, small entertaining space, or for extra storage), plus a huge 9x6m recently constructed double garage built on a concrete slab. There is also ample room for boat or caravan accommodation from the Golf Parade entrance and space for up to 4 cars at the rear of the home which is accessible from Golf Lane. Located just minutes from Rye Primary School, Rye Village, and the foreshore - from this excellent location you are a mere stone's throw from an array of local amenities including delicious restaurants, cafes, and shopping. Contact Katrina Talarico from YPA Rye for more information. Additional Property Features:- Spacious four bedroom home.- Two bathrooms.- Primary bedroom with walk in robe & ensuite.- Split system heating and cooling & Rinnai Energy Saver gas heater to the living room. - Ceiling fans to all bedrooms and also in the dining and lounge room.- 3x 5000L water tanks connected to the toilets and laundry. (plus an additional 1,000 litre tank which is used for the front garden).- Instant gas hot water.- Solar panels (to reduce power bills throughout the year).- Large double garage built on a concrete slab measuring 9x6 metres.- Huge 1,514*m2 elevated block (1/3 acre).- Stunning west facing vistas out across the treetops and Rye. *All distances and measurements are approximate only. *There is a cubby house on site which may not form part of the sale. please seek further clarification on this from the agent.