

# 32 Avon Road, Rye, Vic 3941



## House For Sale

Tuesday, 30 January 2024

32 Avon Road, Rye, Vic 3941

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1059 m2**

**Type: House**



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**\$1,290,000 - \$1,350,000**

Welcome to 32 Avon Road in the charming coastal locale of Rye Back Beach. Nestled on an expansive 1059m<sup>2</sup> (approx.) block, 32 Avon is only a short distance from beautiful beaches, the Dundas Road shops and the many enviable lifestyle options that await in this prized location. Whether it is in pursuit of a quiet sea change, a young family looking for space where the kids and pets can run around, or as a perfect holiday home, this property is not one to miss! As you step inside you will be greeted by the warm and inviting atmosphere of the open plan kitchen/living/dining area. With high ceilings, masses of natural light and sliding doors that open onto the fully covered wrap around verandah, the house overlooks a large back garden and veggie patch. There are three generously sized bedrooms with built in robes and the main bathroom boasts a gorgeous deep bath, which is perfect for an evening unwind. Adjacent to the house there is a large dual lock up garage with ample additional room for onsite parking. Key features include:

- 1059m<sup>2</sup> (approx) block
- 3 bedrooms with BIR
- Main bathroom with bath, walk-in shower and toilet
- Separate toilet
- Reverse cycle split system in living area
- Ducted heating
- Wood fire in living room
- Wrap around undercover verandah
- Large spacious yard with garden shed
- Double lock up garage and storage
- Veggie gardens for your green thumb

Located in the highly sought after Rye Back Beach zone, this abode offers the perfect balance of tranquility and convenience, offering an abundance of space for outdoor entertaining aided by the ever-present calming sound of the ocean. The location of your new home presents so many options. Enjoy the nearby Peninsula Hot Springs, Alba Thermal Springs, multiple world class golf courses, award winning restaurants and wineries and the iconic St Andrews Brewery. Your new lifestyle awaits.