

# 44-46 Heyfield Road, Rye, Vic 3941

## House For Sale

Wednesday, 17 April 2024

44-46 Heyfield Road, Rye, Vic 3941

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 3545 m2

Type: House



Danielle Anderson



Rod Dawson  
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**1,725,000.00**

Set on over 3500sqm of land is this very private Marklews built home, perfect for a holiday home or those looking for a permanent home with some space and ability to put your own touches throughout. The feature stone entry point takes you to the living space being the heart of the home with Kitchen overlooking the dining which extends to the lounge space with wood fire. The bedrooms frame the home with 3 having built in robes and the 4th perfect as a home office or bunk room. One enjoys a semi ensuite. The laundry's entry is off the kitchen but also access the semi ensuite and powder room perfect for those visiting guests. The main bathroom comprises bath, separate shower and toilet and separates the two further bedrooms. The deck runs the full width of house and has a combination of covered and open spaces to move throughout the day. Fully fenced and full of local flora well maintained throughout the block to allow children to play freely and various spots to sit and immerse yourself in the vegetation. A nice sized garage with workshop and high entry point to accommodate a boat or a van. With the house being sited to the front of the property the opportunities are endless for what you can create, a wonderful blank canvas with a much loved family home where many lovely memories have been created across multi generations and now waiting for the next family to enjoy. The Ocean beach track is at the end of the street and you will hear the ocean roar. A short distance to Rye Ocean beach shops, 16th beach cafe and all the Peninsula has to offer.