

# 47 Johnson Avenue, Rye, Vic 3941



## Sold House

Thursday, 19 October 2023

47 Johnson Avenue, Rye, Vic 3941

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 976 m2**

**Type: House**



Jay Furniss

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**\$1,300,000**

Classic beach house 180m to the shore! Just a barefoot stroll to the gently lapping waters of the Tyrone Foreshore 180m away, endless summers await in this classic elevated beach house with bay glimpses on 976m<sup>2</sup> (approx), which is brimming with appeal for weekenders, the lucrative Airbnb market or those with a savvy eye for renovation or redevelopment (STCA). The three bedrooms with built-in robes and ceiling fans share a bathroom with shower and separate toilet, ducted heating and split-system airconditioning in the main house, while two charming weatherboard bungalows provide additional bedrooms for guests or teens with an external bathroom accessed via the carport. Between a soaring ceiling with exposed beams and hardwood timber flooring, the house features a sundrenched open-concept living and dining area spilling out through a wall of glass to a large barbecue deck gazing out across the treetops to Port Phillip Bay beyond. A spacious original kitchen with Electrolux oven and electric cooktop is adorned in adorable retro tiles, while the dining zone is backdropped by quirky vintage vacation wallpaper, conjuring images of fun-filled summers riding waves and sipping cocktails at sunset. Inviting endless scope to renovate or completely reimagine the site with a brand-new home (STCA) capturing broader bay views, the property includes a storeroom for surfboards and is moments to both Rye town centre and Blairgowrie village, a short drive to the yacht squadron and close to a choice of golf courses and hot springs. To be notified when inspections of this property are available, to be sent a copy of the Contract and advised of property updates and; immediate notification of new listings including off market opportunities, simply submit an enquiry on this page. Belle Property is proud to be offering this property for sale. For further information, please contact Jay Furniss on 0419 728 225 [jay.furniss@belleproperty.com](mailto:jay.furniss@belleproperty.com) Disclaimer: Whilst every care has been taken in preparing the property information, it is to be used as a guide only. Please refer to the appropriate legal documentation to complete your due diligence.