

# 43 Yarrayne Street, Rye, VIC, 3941

## House For Sale

Sunday, 13 October 2024

43 Yarrayne Street, Rye, VIC, 3941

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 4**

**Type: House**



Jaymee Le

## The Brief: Peninsula Living At Its Best

It's Addressed:

On offer is this rare mid-century classic three-level home, positioned on a generous 669sqm block within easy reach of Rye's pristine coastline. Walking distance to Rye Ocean Beach and National Park and a quick five-minute drive will take you to the sands of Rye Front Beach or the stunning views at The Dragon's Head lookout.

Local cafes, world-class golf courses, wineries and the Peninsula Hot Springs and Alba Hot Springs are all just a stone's throw away, making this an ideal location for those looking for a lifestyle upgrade. The home is within the catchment zone for Rye Primary School and Rosebud Secondary College.

This family residence boasts multiple living areas, allowing family and guests to enjoy each other's company or retreat to their own lounge, dining, study nook or bedroom. With open plan living spaces on each level, it's perfect for entertaining guests or separate living arrangements.

The ground floor 'studio' offers a diverse range of uses from a games room through to a home office.

The home's exterior is as inviting as its location, with entry guarded by a vehicle access gate and ample off-street parking provided by a long driveway, with room to store a boat.

The abode is thoughtfully designed to embrace the natural gradient of the land, with outdoor entertaining spaces including an elevated deck and wrap-around balconies that offer appeal and presence.

Practical inclusions such as sun-blinds, security camera system, external water tank, solar panels and storage and workshop areas, ideal for a handyman all add to the home's functionality. Connected to the NBN network, the home also boasts a tree-lined outdoor entertaining deck, complete with a hand made stone pizza oven, perfect for hosting family gatherings and parties.

Inside, the luxurious interiors are filled with character. High ceilings, chandelier pendant lighting and textural finishes to feature-clad walls and ceilings are complemented by bespoke timber plantation shutters. The open-plan living and dining area exudes warmth, featuring an open fireplace with exposed beam ceilings creating a spacious and relaxing ambience. All this contrasts beautifully with the crisp white walls and ornate cornices.

The gourmet kitchen is fully equipped with slate benchtops, a breakfast bar and servery, European appliances and large pantry.

The lower floor includes abundant storage, workshop space and a studio. The third level presents an open lounge or rumpas room, study area with a full-length balcony and stunning timber cathedral ceilings, hardwood flooring and features a second open fireplace.

The home offers four well-sized bedrooms, with the master suite boasting a walk-in robe and a private ensuite. The three bathrooms are immaculately presented, maintaining the tile and clad finishes that adhere to the design principles showcased throughout the home.

Contact us for a priority inspection today!

### Property specifications

Four bedrooms, three living spaces, large outdoor entertaining areas

Quality finishes inside including timber flooring, high ceilings, LED lighting, AC, ducted heating and open fireplaces on two levels

Elevated deck, wrap-around balconies,

Off-street parking with additional parking for multiple vehicles, and vehicle access gate

Prime location close to beaches, cafes, golf courses and natural attractions

For more Real Estate in Rye contact your Area Specialist.

Note: Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary, to satisfy themselves with any pertinent matters.