



## 22 Cosgrove Street RYE VIC

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### THINKING OF SELLING? CALL THE TEAM AT YPA

With leafy outlooks and a corner block (860 sqm approx.) boasting dual access, this beachside hideaway represents real value money. Only minutes to the front and back beaches and the local shops, this charming three bedroom home oozes character and that classic beach feel. The light and bright interiors are complimented by polished floorboards and neutral tones; your comfort is assured with ducted heating and a split system with the bonus of solar panels. Step outdoors and realise the potential to enjoy the deck and generous gardens. Accommodation for the car/boat/ van is all taken care of with a carport and garage, whilst the generous site also allows for an extension should you so desire (STCA). With scope to quickly add value, make the most of this affordable seaside setting. 10% deposit, balance 30/60 days.

**Land Size** : 860 sqm

**View** : <https://www.ypa.com.au/7392420>