



## 22 Clematis Court RYE VIC

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Away from the hustle and bustle, yet only minutes to your every convenience, this expansive, single-level home epitomises relaxed coastal living. Nestled on a private land parcel of 1072 sqm\* and with undeniable street appeal, this charming property will have you never wanting to leave.

**Land Size** : 1072 sqm  
**View** : <https://www.ypa.com.au/7392631>

### Featuring:

Three sizeable bedrooms with built-in robes, including an en suite to the master bedroom

Two well-appointed bathrooms, separate toilet and laundry  
Light and airy living spaces including an open-plan kitchen, dining and family room

Beautifully positioned on a sweeping private allotment, complete with natural plantings and generous lawned areas  
Comforted by a cosy fire and gas heating

Renovated kitchen with seamless access to the entertainer's deck

Tucked away in a tranquil enclave of Rye boasting a