



## 55 Croanna Street RYE VIC

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Calling all builders, investors and anyone willing to roll up there sleeves and capitalize on their investment!

Set on an elevated allotment of 616sqm (approx), the main house offers 3 bedrooms all with built in robes. The kitchen has been upgraded to accommodate for the annual family holidays and opens up to the main living area and outdoor entertaining area.

The separate bungalow offers one bedroom, bathroom, laundry and a living area with a kitchenette and can easily be updated and modernized to accommodate guests or holiday rentals.

This property offers extreme value and wont last long!

**Land Size** : 616 sqm

**View** : <https://www.ypa.com.au/7393177>



BUNGALOW



MAIN RESIDENCE

INTERNAL LIVING AREA  
APPROX: 14.1 SQUARES  
VERANDAH  
APPROX: 2.4 SQUARES  
CARPORT  
APPROX: 3.0 SQUARES  
TOTAL AREA  
APPROX: 19.4 SQUARES

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This is an artistic representation. All measurements, dimensions and illustrated areas are approximate. It is the responsibility of all interested parties to verify all data depicted and omitted.