



## 31 Willonga Street Rye VIC

4 2 1

Whether it's the perfect weekend getaway or a permanent family home, this immaculate, double story, solid brick home offers options galore! Located in a highly sought after pocket of Rye, approximately 1km from the entrance to the foreshore as well as many local amenities dotted along Point Nepean Road, from here on in, your days could be spent soaking up the atmosphere of the Summer Carnival, early morning swims in the bay, enjoying a delicious gelato at Volcano Ice Creamery or perhaps dinner at Del Posto? Whatever it is you enjoy, the Southern Mornington Peninsula has you covered! Back at home, this pristine property offers four spacious bedrooms, two bathrooms, two large living areas, open plan family kitchen and dining with ample storage, separate laundry, and single lock-up garage. Not forgetting the outdoors, this home also caters to the budding gardening enthusiast or green thumb of the family, offering up an array of established fruit trees,

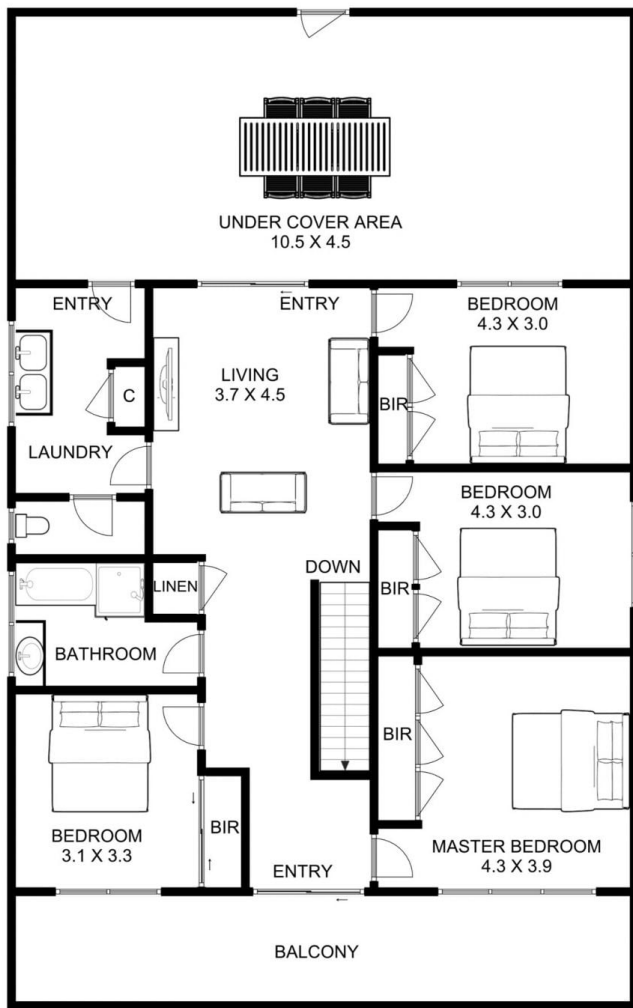
**Price** : \$ 790,000  
**Land Size** : 609 sqm  
**View** : <https://www.ypa.com.au/7393347>



**Tony Talarico**  
 0420 778 401



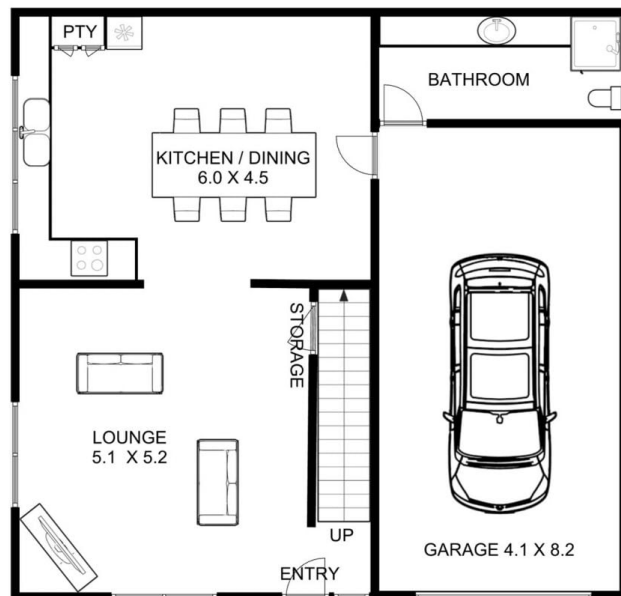
**Katrina Talarico**  
 0420 778 404



UPPER LEVEL



SITE



INTERNAL LIVING AREA  
APPROX: 19.5 SQUARES

BALCONY AND UNDER  
COVER AREA  
APPROX: 17.8 SQUARES

GARAGE  
APPROX: 3.6 SQUARES

TOTAL AREA  
APPROX: 40.9 SQUARES

LOWER LEVEL

# 31 WILLONGA STREET RYE

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.