



## 45 Nerissa Street Rye VIC

3 2 4

Located a stones throw to the stunning coastline of the Rye Ocean Beach and set against an idyllic backdrop of lush coastal vegetation, this charming seaside property will be love at first sight!

Situated a mere 950\*m to the crashing waves of 16 Beach and General Store and only a short drive to both Rye town centre, Tyrone Foreshore and Blairgowrie Village, this quintessential coastal home provides space, comfort, convenience and a lifestyle like no other.

Warm and inviting, the interiors are clean, crisp and provide a fantastic canvas to create a space all your own. Soaring vaulted ceilings lined with beautiful stained wood paneling and exposed beams along with the use of high and low windows, make for larger than normal proportions and allow light and air to flow through the space effortlessly.

Open plan living, large outdoor entertaining deck, separate rumpus/studio, renovated kitchen and bathrooms, upstairs

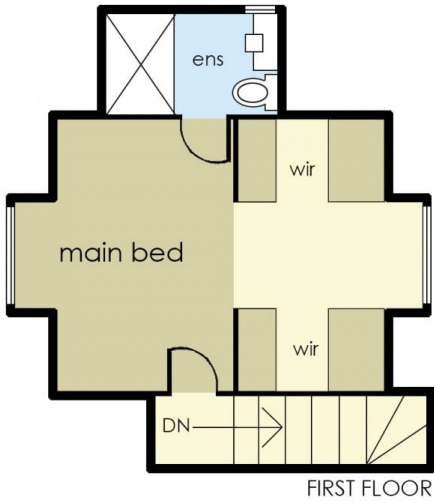
**Price** : \$ 1,210,000

**Land Size** : 859 sqm

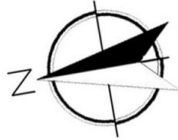
**View** : <https://www.ypa.com.au/7393565>



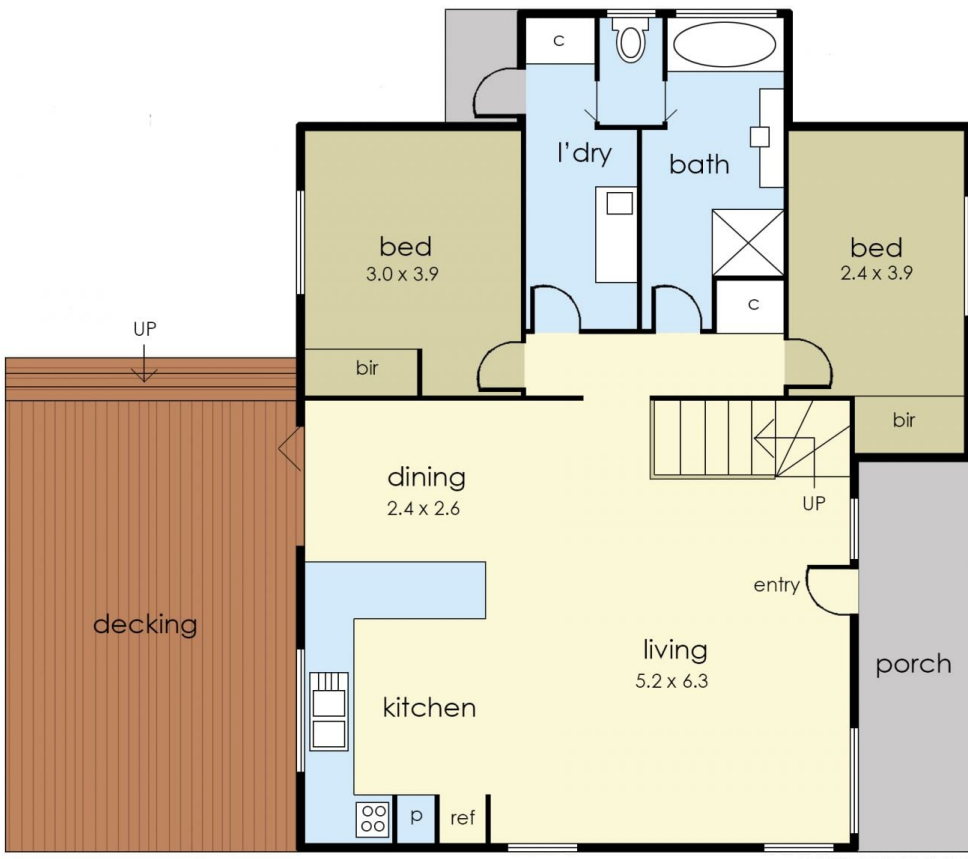
**Jade Springer**  
0437 410 791



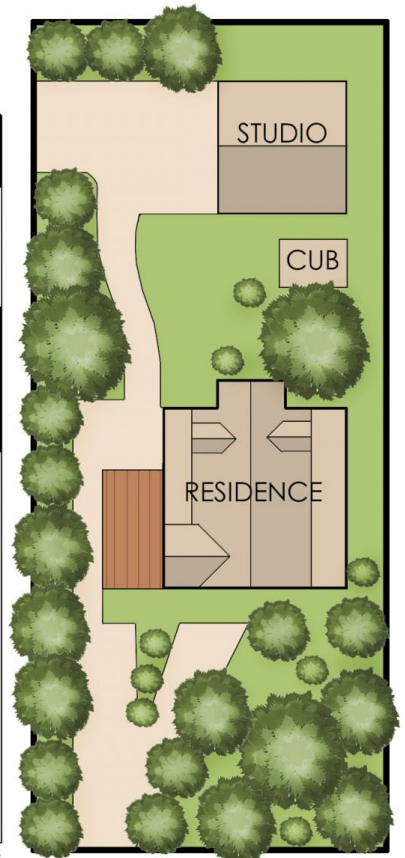
FIRST FLOOR



NOT IN POSITION



GROUND FLOOR



# 45 Nerissa Street, Rye

This floorplan is for illustration purposes only and no warranty is given to its accuracy. Purchasers are advised to carry out their own investigations.