



## 26 Observation Drive Rye VIC

4 2 4

Utilising a modern functional floor plan including four large bedrooms, two bathrooms, two spacious living areas, and a large outdoor entertaining deck - this excellent family home offers a long list of quality inclusions that make it a must see!

Immaculately presented inside and out, this quality property has been lovingly cared for and updated over the years and now offers quality features such as polished timber flooring, evaporative cooling, ducted heating, and an updated kitchen including stainless steel appliances, stone countertops, modern cabinetry, and a built-in 900mm oven and cooktop.

With seamless indoor/outdoor connection from the main living area, the sunny, west facing minimal maintenance rear yard also offers a large elevated entertaining deck

**Price** : \$1,090,000 - \$1,190,000  
**Land Size** : 767 sqm  
**View** : <https://www.ypa.com.au/7796747>



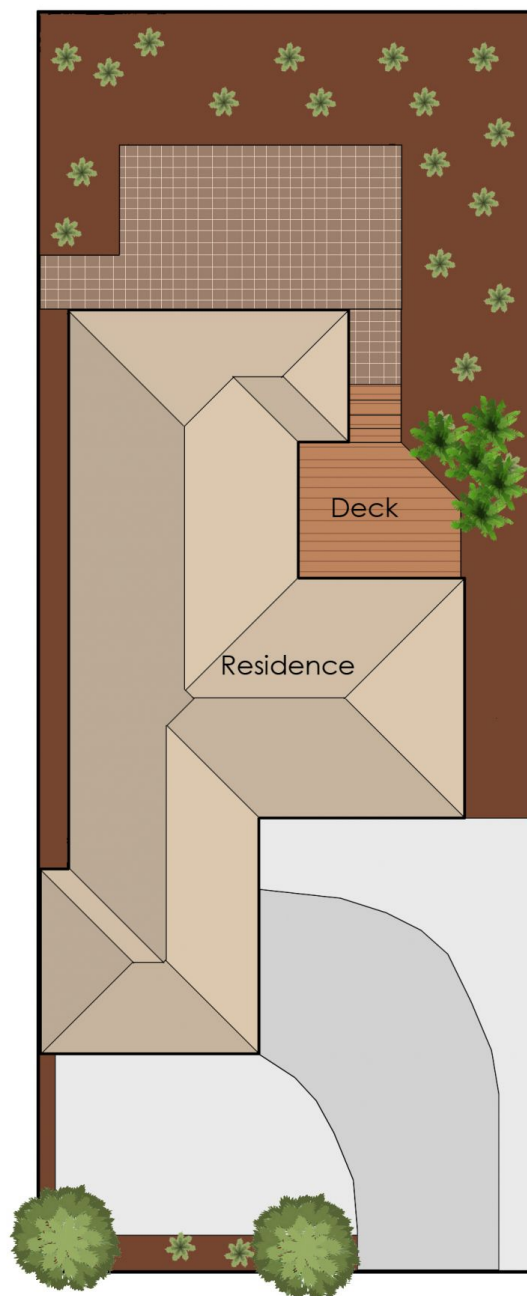
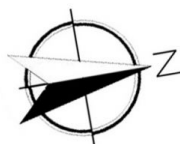
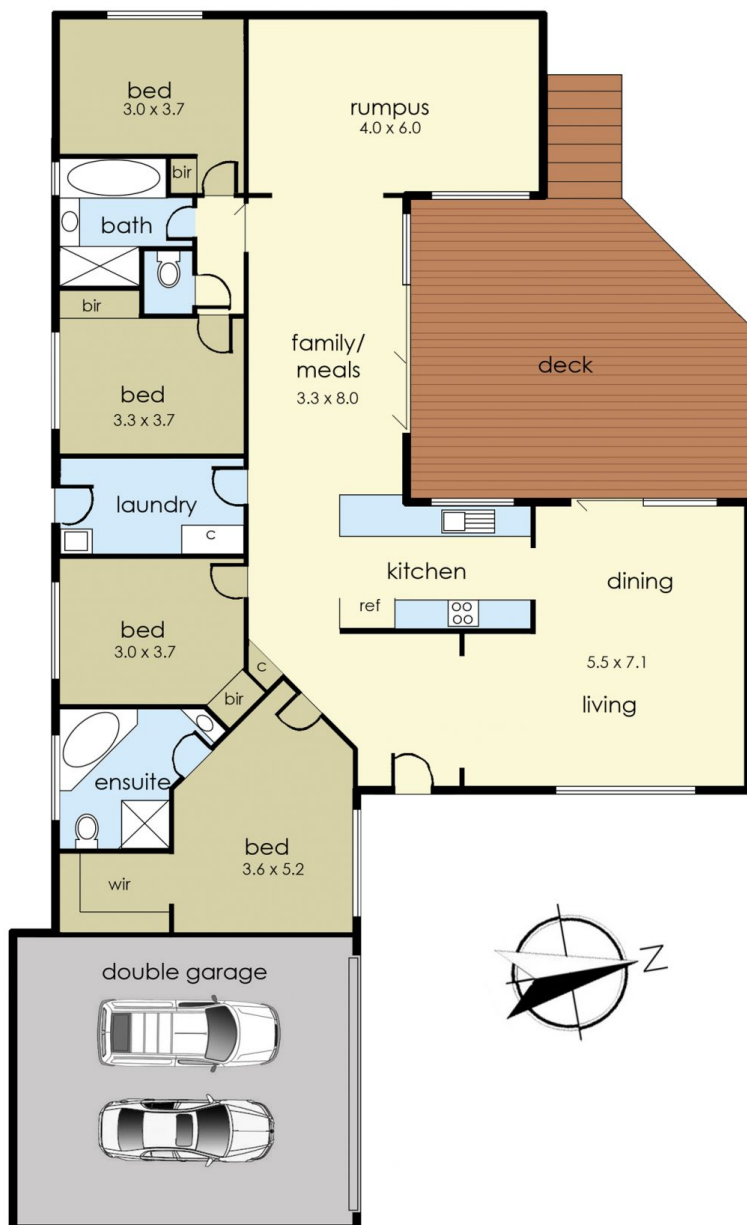
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LOWER LEVEL



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