



## 22 Niblick Street Rye VIC

2 1 3

Unleash the potential of this coastal gem nestled in the heart of Rye. With its prime location and a flat block spanning 780m<sup>2</sup>, this original two bedroom, one bathroom holiday home presents a rare opportunity for those with vision and creativity.

Boasting close proximity to the sun-kissed shores of Port Phillip Bay and an array of exciting local amenities, this property offers the perfect canvas for your dream retreat by the sea. Whether you envision a complete renovation to breathe new life into its existing charm or prefer to embark on a knock-down rebuild project (STCA) the possibilities are endless.

Imagine waking up to the sound of birdsong and spending lazy afternoons basking in the sun-kissed tranquility of your own backyard. With ample space to create your ideal

**Price** : \$ 770,000  
**Land Size** : 780 sqm  
**View** : <https://www.ypa.com.au/8042188>



**Jade Springer**  
0437 410 791



**Kelsie Janssen**  
0417245204



## 22 Niblick Street, Rye

© Produced by DND Floor Plans

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