



44 Valley Drive Rye VIC

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Situated just a short stroll from Rye's beautiful beach and vibrant town centre, this charming beach house offers an exciting opportunity to create your dream home. Set on a generous 865m² elevated allotment, the property is ripe for renovation or redevelopment (STCA).

Price : \$ 595,000
Land Size : 865 sqm
View : <https://www.ypa.com.au/8312500>

Currently comprising two bedrooms and one bathroom, the home presents the perfect canvas to reimagine and restore to its former glory or take advantage of the prime location with a brand new build. Whether you're looking for a beachside project, a first home, or a basic weekender, this property is ideal for those ready to roll up their sleeves and get creative.



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With a position this close to the beach and town, opportunities like this don't come around often. This is your chance to enter the Rye market at an entry-level price and transform this space into something truly special.

Don't miss out-this is the project you've been waiting for!

Key Features:

- ? Elevated 865m² allotment.
- ? Two bedrooms, one bathroom.
- ? Ceiling fan in the living room.
- ? Timber flooring throughout.