



### 3 McDonald Road Rye VIC

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Set on a generous 835m<sup>2</sup> (approx.) allotment and just 850\*m from Rye's vibrant village centre and stunning foreshore, this classic 1970s gem represents an exciting opportunity to secure your slice of the Mornington Peninsula lifestyle. Whether you're a first-home buyer, savvy investor, or renovator ready to create something special, this solid brick home is packed with potential.

Lovingly maintained and in excellent original condition, the home features three well-sized bedrooms, a central bathroom, a separate laundry with built-in storage, and a light-filled living area complete with a wall heater and ceiling fan for comfort through every season. The single carport and spacious backyard add practicality and plenty of scope for future enhancements-whether that's an outdoor entertaining space, extension, or simply a landscaped garden to relax in after the beach.

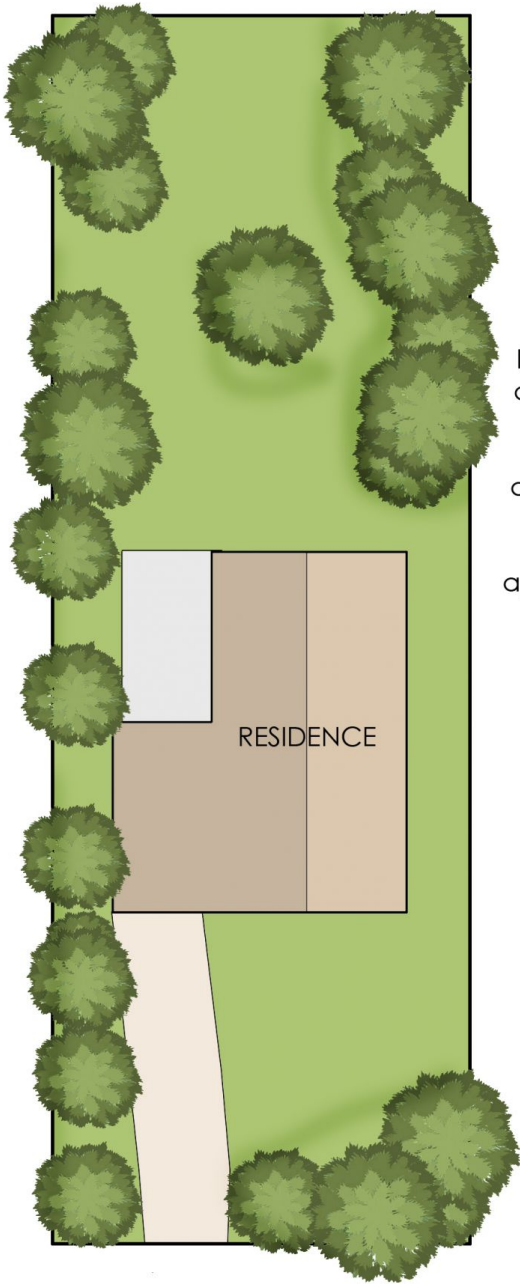
**Price** : \$ 825,000  
**Land Size** : 835 sqm  
**View** : <https://www.ypa.com.au/8381642>



**Tony Talarico**  
0420 778 401



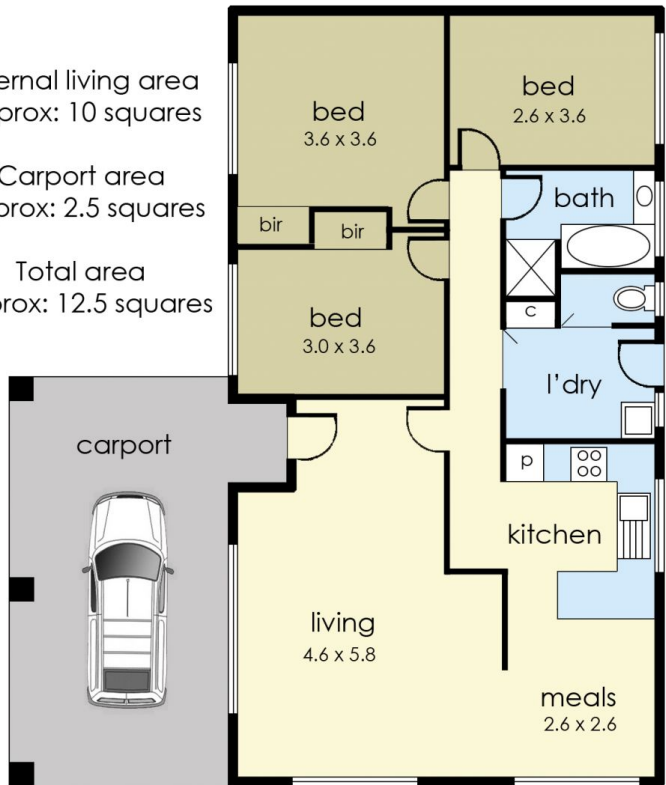
**Katrina Talarico**  
0420 778 404



Internal living area  
approx: 10 squares

Carport area  
approx: 2.5 squares

Total area  
approx: 12.5 squares



## 3 McDonald Road, Rye

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