



40 Sussex Road Rye VIC

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YPA Rye is proud to present this charming home offering you tranquil living amongst a beautiful garden setting.

View : <https://www.ypa.com.au/8382227>

Set behind a secure fence this property features a lovely decking perfect for entertaining or simply enjoying your morning coffee outdoors. There is plenty of secure off-street parking, making it ideal for families or those with extra vehicles, trailers, or a boat.

Inside, the main living area is warm and welcoming with a Coonara wood heater for those cosy winter nights, and a split system to keep you comfortable year round. The kitchen is functional, complete with an electric cooktop, generous meals area, and an abundance of cupboard space for all your storage needs.

All three bedrooms are well-sized, with built-in robes in two,



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