



## 13 Yannuga Street Rye VIC

Set in one of Rye's most peaceful and established pockets, this expansive vacant allotment of approximately 1,075 square metres presents an exceptional opportunity to create the coastal lifestyle you have always dreamed of.

Privately positioned in a quiet street, 13 Yannuga Street offers the rare chance to design and build a brand-new home tailored to your vision and lifestyle, subject to council approval. Whether you are seeking a permanent sea change, a holiday haven, or a tranquil retirement setting, this generous parcel of land provides the ideal blank canvas to bring your plans to life.

Moments from both the bay and ocean beaches, this location offers a perfect balance of natural beauty and modern convenience. The calm waters of Rye Foreshore and its vibrant shopping and dining strip are just a short

**Price** : \$495,000 - \$540,000  
**Land Size** : 1075 sqm  
**View** : <https://www.ypa.com.au/8420480>



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