



## 15 Felecia Street Rye VIC

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Tucked away in one of Rye's most desirable pockets, this impressive four-bedroom residence offers a rare balance of privacy, style, and space. Resting on a generous 864sqm (approx.) allotment and framed by native gardens, the home feels worlds away from the hustle, yet it's just minutes to the rolling surf of Number 16 Beach, the calm shallows of the bay, and Rye's vibrant cafés and restaurants.

Cleverly designed across three split levels, the home embraces the relaxed rhythm of Peninsula living. The upper floor opens to a light-filled living and dining domain beneath lofty vaulted ceilings, where sliding glass doors invite you onto a wide balcony set against a leafy backdrop?perfect for summer evenings or morning coffees among the treetops.

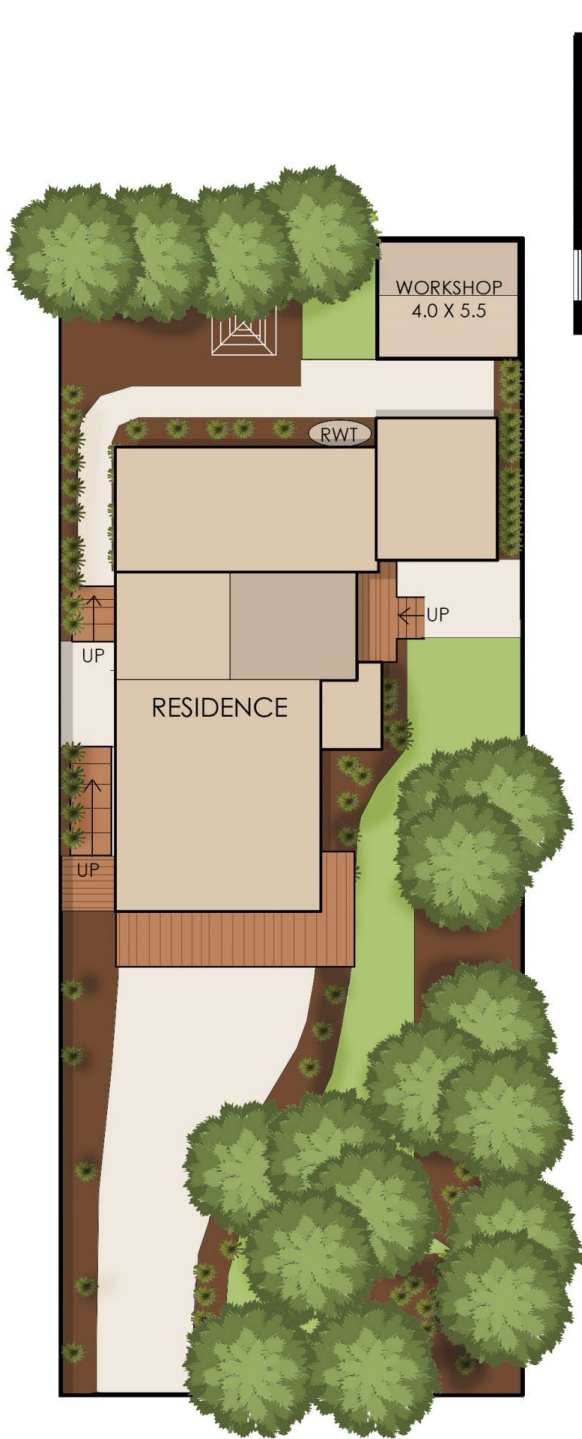
**Price** : \$ 1,190,000  
**Land Size** : 864 sqm  
**View** : <https://www.ypa.com.au/8460900>



**Tony Talarico**  
0420 778 401



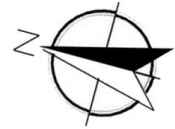
**Katrina Talarico**  
0420 778 404



FIRST FLOOR



GROUND FLOOR



Internal living area approx: 23 squares

Deck and alfresco approx: 4 squares

Carport area approx: 4 squares

Total area approx: 31 squares

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The floor plan is provided for general information and illustrative purposes only. All measurements, dimensions, and layouts are approximate and may vary from the actual property. While every effort has been made to ensure accuracy, no responsibility is taken for any error, omission, or misstatement. Prospective buyers should not rely solely on the floor plan and are encouraged to conduct their own inspections and verify all details independently. The design and content of this floor plan remain the property of DND Floor Plans. ©