



## 13 Sussex Road Rye VIC

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Perfectly positioned in one of Rye's most convenient pockets, this charming brick residence presents an exceptional opportunity to secure a solid, move-in-ready home just moments from the vibrant Rye Village and pristine foreshore.

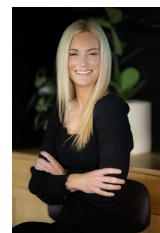
Set on a generous 767m<sup>2</sup> (approx.) allotment, the home is bathed in natural light thanks to its sunny north-facing orientation, creating a warm and welcoming atmosphere throughout. Recently freshly painted inside and out, the interiors offer a clean, comfortable canvas with scope to personalise over time.

The practical layout features three well-sized bedrooms, a central updated maintained bathroom, and a separate, fully tiled laundry for everyday convenience. The inviting living room enjoys the comfort of a Fujitsu inverter split system

**Price** : \$ 750,000  
**Land Size** : 767 sqm  
**View** : <https://www.ypa.com.au/8516588>



**Tony Talarico**  
0420 778 401

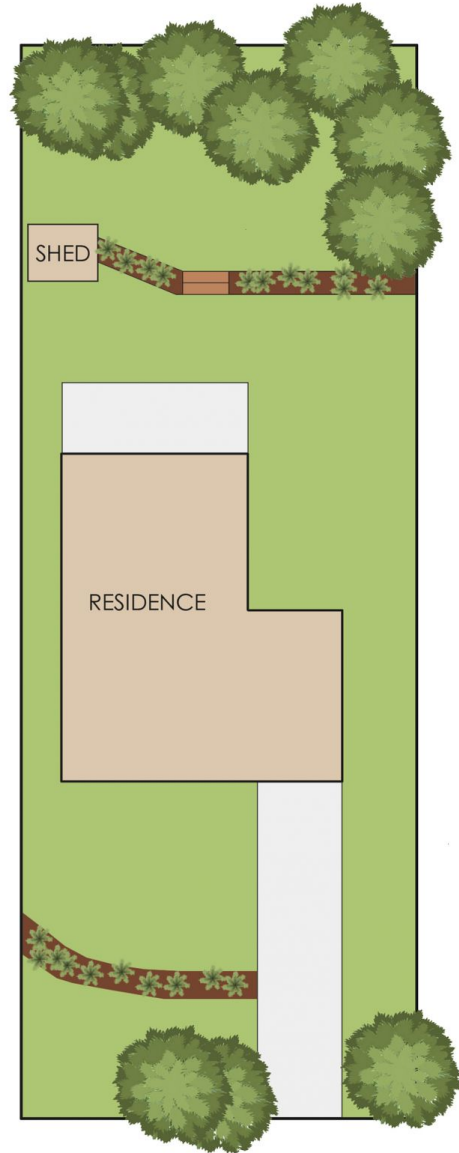
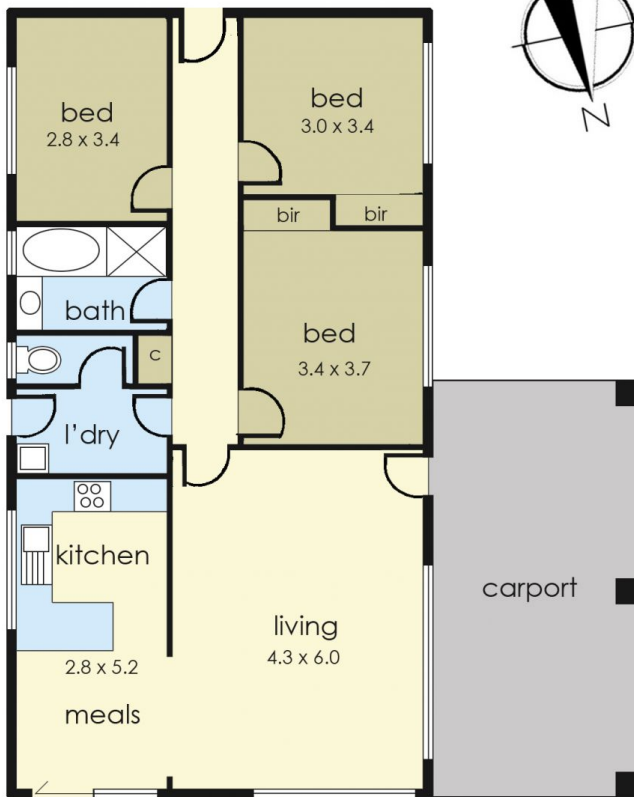


**Katrina Talarico**  
0420 778 404

Internal living area  
approx: 11 squares

Carport area  
approx; 3 squares

Total area  
approx: 14 squares



## 13 Sussex Road, Rye

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. ©