



## 93 Francis Street Rye VIC

3 1 2

Positioned on an impressive 864m<sup>2</sup> (approx.) allotment and set in one of Rye's most sought-after pockets, just moments from the untamed beauty of Number 16 Beach and general store, this inviting three bedroom, one bathroom home delivers the quintessential Peninsula lifestyle. Whether you're dreaming of a tranquil permanent residence, a relaxed coastal escape, or a smart investment, 93 Francis Street is an address that captures the very best of seaside living.

Warm and inviting, the interiors feature a neutral colour palette and raked ceilings with exposed beams - adding a touch of character and space - while the solid brick construction, cosy wood-burning fireplace and wall-mounted cooling unit ensures year-round comfort. Lovingly maintained and move-in ready, this wonderful home offers the perfect foundation to enjoy immediately or

**Price** : \$ 800,000

**Land Size** : 864 sqm

**View** : <https://www.ypa.com.au/8546164>



**Tony Talarico**  
0420 778 401



**Katrina Talarico**  
0420 778 404



Internal living area  
approx: 12 squares

Decking area  
approx: 4 squares

Total area  
approx; 16 squares

## 93 Francis Street, 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. ©