



## 89 Weeroona Street Rye VIC

4 3 4

Positioned on a sun-drenched corner allotment just moments from the heart of Rye Village, this impeccably maintained residence delivers a rare blend of warmth, flexibility and effortless coastal living. Lovingly cared for and presented in pristine condition, every inch of this home reflects pride of ownership and thoughtful design.

Spanning two spacious levels and constructed on a durable steel frame, the home offers exceptional versatility, including a fully self-contained ground-floor studio with its own private entrance - ideal for guests, extended family, or potential rental income.

Upstairs, the main living zone is bathed in natural northern light, enhanced by a beautiful feature stained glass window that adds charm and character. A cosy log fire creates an inviting ambience, while the Fujitsu split system ensures

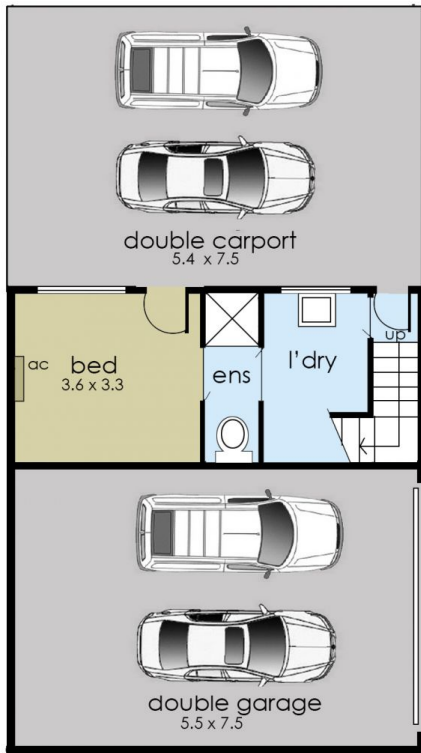
**Price** : \$790,000 - \$850,000  
**Land Size** : 570 sqm  
**View** : <https://www.ypa.com.au/8664530>



**Ben Nutbean**  
0413 125 996



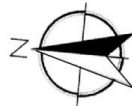
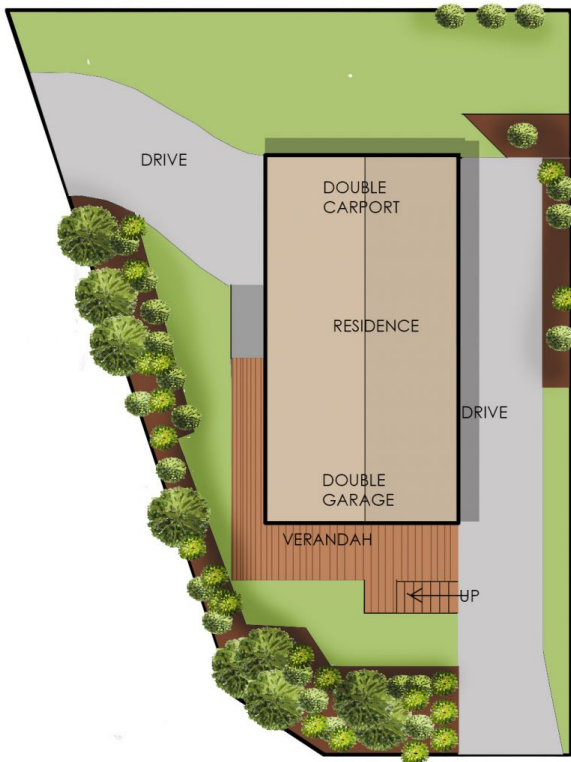
**Katrina Talarico**  
0420 778 404



GROUND FLOOR



FIRST FLOOR



## 89 Weeroona Street, Rye

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