



## 38 Observation Drive RYE VIC

3 2 2

Nestled on a quiet block this immaculate 3 - 4BR home will be sure to please. Featuring master bedroom with ENS, a possible 4th bedroom/small lounge/large study or playroom are located at the front of the home. Walk through to a large entertainers kitchen which overlooks the meals and living room then spills out onto a large rear undercover balcony. A further 2 large fully fitted bedrooms, main bathroom, separate toilet & large laundry also feature. The property also comprises enclosed low maintenance rear yard, under house storage, DLUG, gas hot water sys, dishwasher, GDH & AC. INSPECTION BY APPOINTMENT

**View :** <https://www.ypa.com.au/7392112>