



## 44 Marshall Street RYE VIC

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Everything you need & more!

Superbly located within walking distance to bay beaches & main shopping precinct this property has it all. An easy to maintain, modest corner allotment of 696 m<sup>2</sup> and room to move there is no need to look any further if you are looking for value for money.

View : <https://www.ypa.com.au/7392327>

This fantastic property comprises 4 generous bedrooms; 2 with built in robes, 2 bathrooms including a second separate shower, floor boards through-out, open plan, good size living/family area, central kitchen with plenty cupboard space, dishwasher & Stainless Steel gas hotplate & electric oven.

Also included in this remarkable property is a fully enclosed undercover plunge pool, and a gas Rinnai wall heater, log fire, Air conditioner and a lock up tin garage plus shed.