



## 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 m2 and room to move there is no need to look any further if you are looking for value for money.

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.

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