



## 65 Dunham Street RYE VIC

3  2  2 

Located only 800m (approx) to the much-loved Tyrone foreshore, this home ticks all the boxes for the investor, holiday maker or permanent resident. Value packed, this property sprawls over 1100 sqm (approx) and the generous size continues within. Boasting three good sized bedrooms, this home stands out from the crowd with an ensuite and WIR to the main bedroom. There is also a separate lounge to create zoned living, which could be utilised as a games room/ further sleeping quarters. The living area is again sizeable- a big kitchen is serviced by many cupboards and a long bar bench which overlooks the meals area. The open-plan family room boasts direct access to the outdoor alfresco area- perfect for entertaining and watching the children delight in play. Storage is taken care of with shedding, a double carport and additional parking space. Offering further scope to improve, this coastal classic is just waiting to become part of your

**Land Size** : 1175 sqm

**View** : <https://www.ypa.com.au/7392382>



**Ben Nutbean**  
0413 125 996