



#### 45 Alexander Avenue RYE VIC

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Superbly located less than 800m (approx.) to the sands of Tyrone foreshore, this value packed property represents an exciting opportunity. Appealing to those seeking a large family home, holiday house or savvy investment, this coastal residence sits on private grounds (1443 sqm approx.) and boasts four bedrooms and four bathrooms. The lower level is perfect for dual accommodation, guests or older children with its own bedroom, kitchenette and bathroom. Step upstairs and a further three bedrooms and three bathrooms enjoy a huge open plan kitchen and living area. Completely renovated, this charming home is complimented by Caesar stone benches, fully integrated appliances, split systems, ducted heating, neutral tones and polished hardwood flooring. Your loved ones will delight in the oversized deck which spills out from the light-filled family room, just the spot to unwind after a day of play on the Peninsula. In this ever popular location and with not

**Land Size** : 1443 sqm

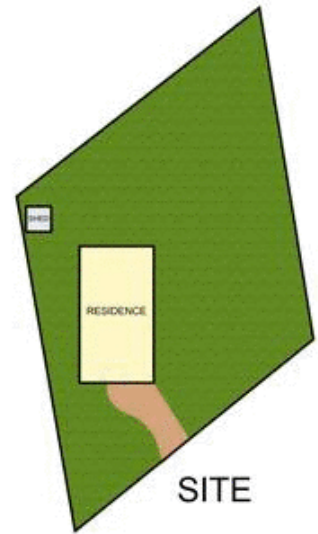
**View** : <https://www.ypa.com.au/7392429>



MAIN LEVEL



LOWER LEVEL



SITE

## 45-47 ALEXANDER AVE RYE

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