



## 21 Weeroona Street RYE VIC

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In a blessed seaside position, this renovated 1922 Miners cottage is only steps to the sand and all the amenities of thriving Rye (approx 250m). Offering the astute purchaser the rare opportunity to acquire a holding so close to the sea the potential for growth and lifestyle benefits are immense. This charming home comprises of three sizable bedrooms, one renovated bathroom and a separate toilet, all serviced by the renovated kitchen and living area, complete with ducted heating, A/C and slow combustion wood fire. Bathed in natural light and offering timber flooring, neutral tones, established gardens, bore water, a cute timber shed and a double carport, there is nothing further to do. A cosy log fire, inviting decks with full length blinds and French doors add to the undeniable allure of this character filled abode. With the glistening waters and cafes virtually on your doorstep, and the award winning golf courses and wineries within easy reach, it is now your chance to enjoy

**Land Size** : 454 sqm

**View** : <https://www.ypa.com.au/7392431>



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Fixtures & fittings are for display purposes only, not to scale.

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