



### 23 Walbrook Road RYE VIC

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Peacefully nestled between the front and back beaches and within a stone's throw of Blairgowrie, this charming home oozes appeal and presents an enviable lifestyle prospect. This much loved property is bathed in glorious natural light which filters through the large windows and sliding doors, whilst the soaring cathedral ceilings further showcase the open plan living zones. The master suite has the bonus of an ensuite and WIR and the further two bedrooms are also generous in size. Year round comfort is assured with a cosy fireplace, ducted heating and A/C, whereas outside the corner block allows for dual street access- perfect for those with additional cars, boat or van. The north facing living areas step out on to a broad entertainer's deck where your eyes are instantly drawn to the dreamy treed vistas and natural low maintenance grounds. Seclusion, space and serenity typify this special seaside residence- the idyllic family sanctuary by the bay.

**Land Size** : 609 sqm

**View** : <https://www.ypa.com.au/7392439>