



## 2 Austin Street RYE VIC

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Nestled in a secluded cul de sac, this potential-packed residence is a meagre stone's throw from the sands of Tyrone Foreshore and the Blairgowrie boundary. Revelling in show stopping, close water, bay views sweeping from Sorrento to Mt Martha; the outlook is both serene and incredible. Offering convenient zoned living, this quality built property boasts three large bedrooms, a study and separate living areas, making this the perfect permanent residence or holiday retreat. The lower level serves as additional guest/ teenager accommodation, complete with its own kitchenette. Outdoors, the decision is yours with the choice of two broad viewing decks, all oriented towards the ever changing bay and basking in the northerly sunshine all year round. Benefitting from walking track access, simply stroll down Butler Street and enjoy all the rewards that come with being less than 400m (approx.) to the sea. With a DLUG, low maintenance grounds and further options to

**Land Size** : 1203 sqm

**View** : <https://www.ypa.com.au/7392486>