



## 16 Beryl Court RYE VIC

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Situated in the coveted locale near 'Number Sixteen' Beach, this enchanting beach house is the perfect getaway. Evoking feelings of nostalgic beach holidays and carefree times, this two bedroom cottage oozes coastal charm with character floorboards, neutral hues and a cosy Coonara. On a large, yet low maintenance allotment of 939sqm (approx.), the extensive Moonah trees provide a stunning backdrop and result in absolute privacy. Large picture windows and French doors frame the treed outlook, giving a feeling of living in a tree house. The option also exists to extend (STCA) and capitalise on the views towards the rolling dunes and Arthurs Seat. Summers here will be an absolute pleasure and the large north and west facing deck creates the ultimate platform for entertaining and unwinding. Make the time for a viewing and discover a recipe for year round relaxation.

**Land Size** : 939 sqm

**View** : <https://www.ypa.com.au/7392489>