



## 14 Stratford Road RYE VIC

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Nestled in a quiet street where you can hear the roar of the ocean, this well-built home sits beautifully on an easy care, private allotment (919sqm approx.). More of a retreat than simply a home, this favoured position is only footsteps to the beach (via the walking track on Avon Rd) and the Peninsula Coastal Walk, whilst the bay, golf courses and dining options are only minutes away. Flooded in natural light, this solid home incorporates two separate living areas, three bedrooms and a central bathroom, resulting in a well zoned floor plan; perfect for today's modern family. Spilling on to the lawns, the undercover outdoor room further extends the entertaining options, complete with a generous storage shed. Skirted by tall trees, the low maintenance grounds maximise the sense of space thanks to the near level block, allowing for opportunities to further extend if so desired (STCA).

Perfect for everyday living, holiday escapes or an astute

**Land Size** : 919 sqm

**View** : <https://www.ypa.com.au/7392516>