



## 22 Elgan Avenue RYE VIC

3 2 2

Presenting as new, this perfectly positioned residence is the key to a relaxed beachside life. Built in 2002 by a renowned local builder, this stylish property boasts a welcoming coastal facade and sits amongst low-maintenance grounds, allowing you to spend your time enjoying the good life. Inside, hardwood timber flooring, soaring ceilings and neutral hues continue the seaside statement throughout this home's three generous bedrooms (including a master with ensuite). The large kitchen (complete with generous island bench and S/S appliances) overlooks the light-filled living areas which flow seamlessly to the entertainer's deck, drawing the outdoors in. Further enhanced by split system heating and cooling, a gated entrance and exposed aggregate driveway, under cover car accommodation and a storage shed. With the tranquil waters of Port Phillip Bay literally at the end of the street, you will be one of the fortunate few who can

**Land Size** : 575 sqm

**View** : <https://www.ypa.com.au/7392588>



**Ben Nutbean**  
0413 125 996