



### 80 Valley Drive RYE VIC

Gently rising from this quiet, undulating street, this significant land parcel covers 729m<sup>2</sup> (approx). Complete with a current building permit for an architect designed four bedroom residence, this is your chance to secure a prized coastal position in Rye. With the shops, beaches, wineries and golf courses all only moments away, this holding presents the ideal opportunity to build your own coastal residence in the hot peninsula market as a weekender, investment or permanent use. Lightly treed, partially excavated with neighbouring fencing recently completed, this elevated site has stunning outlooks over the trees towards Arthur's Seat in the east and distant treed outlooks to the west.

Can be sold with or without the plans.

**Land Size** : 728 sqm

**View** : <https://www.ypa.com.au/7393279>