



**3/20 Catherine Street McCrae VIC**

**2  1  1 **

YPA Rye is proud to present this well maintained, 2 bedroom residence, in the most enviable location.

**View :** <https://www.ypa.com.au/7934699>

Situated at the foot of Arthurs Seat State Park, close to local schools and only a short walk to McCrae foreshore, cafes, restaurants, shopping plaza with supermarket, Bay Trail walking/cycling track, McCrae Yacht Club and McCrae Lighthouse.

**Features:**

Open plan living/kitchen/dining, with large bay window.  
2 spacious bedrooms (built-in robes)  
Modern kitchen with quality appliances.  
Central, modern bathroom with shower, vanity and toilet.



**Jessica Trahar**  
**0416 737 904**



Internal living area  
approx: 9 squares

Garage area  
approx: 2 squares

Pergola over terrace  
and porch area  
approx: 4 squares

Total area  
approx: 15 squares



700m to McCrae  
Shopping Centre



500m walk  
to beach



850m access  
to freeway

3/20 Catherine Street, McCrae

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Floorplan is a "guide only" for marketing purposes, and not a working drawing. Dimensions are indicative only