



## 72 Valley Drive Rye VIC

3 2 3

Offering charm, comfort and convenience, this wonderfully unique three-bedroom, two-bathroom family haven is the perfect blend of retro appeal and coastal living.

Providing a long list of quality inclusions and distinctive features, the warm interior of the home boasts high timber-lined ceilings that create an airy, inviting atmosphere, complemented by classic early 1970's style bathrooms & kitchen, and a cosy wood-burning fire that serves as the centrepiece of the living area, offering a warm and welcoming space for family gatherings and quiet nights in.

The large loft style primary bedroom is filled with natural light and has a very unique balcony style wall that overlooks into the main living room. This bedroom also has its own split system heating and cooling for optimum year

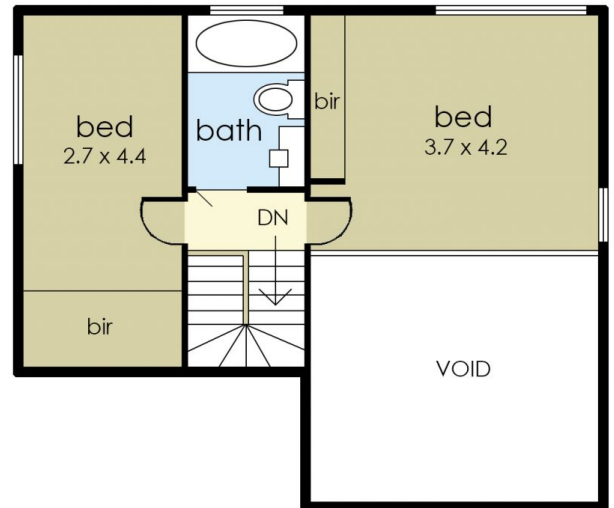
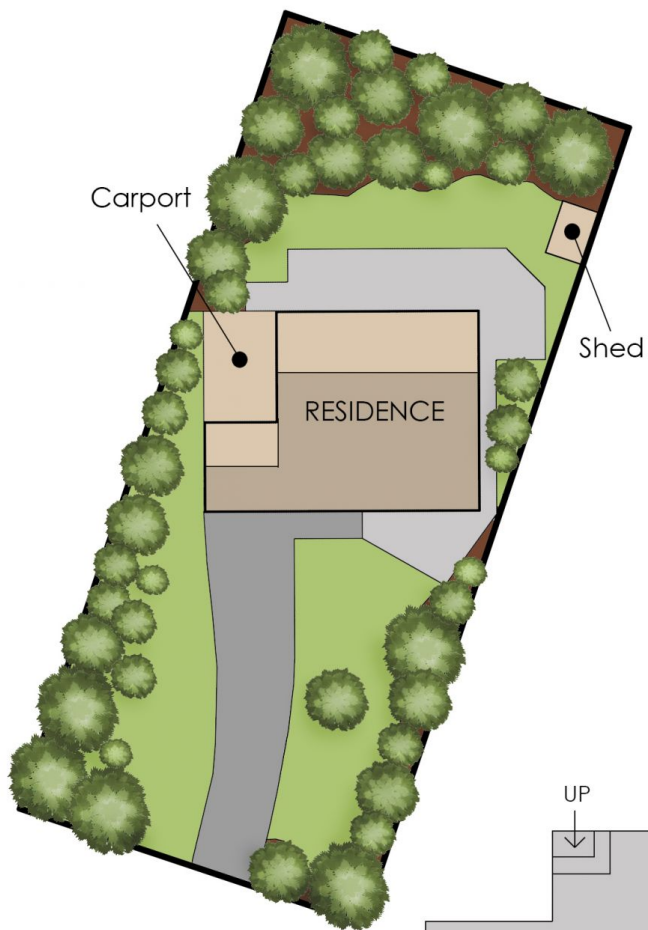
**Land Size** : 668 sqm  
**View** : <https://www.ypa.com.au/8085996>



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FIRST FLOOR



Internal living area  
approx: 14 squares

Terrace/ Patio areas  
approx: 8 squares

Carport area  
approx: 4 squares

Total area  
approx: 26 squares

## 72 Valley Drive, Rye

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This floorplan is for illustration purposes only and no warranty is given to its accuracy. Purchasers are advised to carry out their own investigations.