



## 1 Eugenia Street Rye VIC

4 🏠 3 🚗 3 🚗

Nestled in one of Rye's most peaceful pockets, just moments from the rugged beauty of Rye Ocean Beach, this charming retreat perfectly marries coastal charm with contemporary comfort. Surrounded by some of the area's most desirable homes, this property offers a lifestyle that's both practical for everyday living and perfect for weekend escapes.

Step inside to discover a seamless combination of rustic appeal and modern amenities. Exposed timber beams to the rich warmth of timber floors evoke a cozy atmosphere, a sleek kitchen, elegant granite countertops and updated bathrooms provide thoughtful touches throughout.

Enjoy year-round comfort with gas heating, split-system air conditioning, electric gate, pendant lighting, a freestanding bathtub, and custom hardwood vanities enhance the

**Price** : \$1,050,000 - \$1,150,000  
**Land Size** : 946 sqm  
**View** : <https://www.ypa.com.au/8142707>



**Jade Springer**  
0437 410 791



**Kelsie Janssen**  
0417 245 204