

**45 Centre Drive, Rye, Vic 3941**



**House For Sale**

Thursday, 9 January 2025

45 Centre Drive, Rye, Vic 3941

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1136 m2**

**Type: House**



Kelsie Janssen

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**\$930,000 - \$1,020,000**

Positioned at the crest of a quiet court, 45 Centre Drive offers a rare opportunity to embrace the serenity and beauty of the Mornington Peninsula's coveted coastal lifestyle. Set on an expansive 1,136m<sup>2</sup> allotment, this charming property presents a blend of space, privacy, and outstanding convenience. With an unbeatable location - Just 750 meters from the sparkling waters of the Tyrone Foreshore, this fantastic residence is perfectly situated to enjoy both the peace of its elevated setting and the vibrant, beachside lifestyle that draws so many to Rye. Here, every day feels like a holiday, with breathtaking beaches, local amenities, and world-class attractions all just a stone's throw away. For those with a penchant for nature and adventure, Rye's proximity to the Peninsula Hot Springs is a significant drawcard. This world-renowned natural thermal bath and spa sanctuary offers an unparalleled experience of relaxation and rejuvenation, just a short drive from your doorstep. Additionally, the surrounding area features some of the region's finest golf courses, lush parks, and walking trails, allowing you to easily immerse yourself in nature's beauty. Rye is also home to local wineries and farmers' markets, providing a taste of the Peninsula's finest produce. The residence itself exudes timeless appeal with its classic weatherboard construction and a floor plan that combines comfort with practicality. Inside, the home's traditional coastal design is enhanced by the warmth of beautiful timber hardwood flooring, flowing effortlessly throughout the open-plan living areas. The accommodation includes four generously sized bedrooms, each thoughtfully equipped with ceiling fans for optimal comfort, whilst a separate space conveniently located on the ground floor (straight off the garage) offers an additional multi use room that could be utilised as a guest bedroom, studio, or home office. Outdoors, the low-maintenance yard means that you can spend less time on upkeep and more time enjoying the relaxed coastal lifestyle this property offers. Property Features Include:- Lovely four bedroom weatherboard home located at the top of Centre Drive.- Located approximately 800\*m to the beach.- Huge allotment size measuring approximately 1136\*m<sup>2</sup>.- AC to living areas and ducted heating throughout.- Beautiful timber floors throughout.- Low maintenance yard.- Excellent location - just moments to the foreshore and close to both Rye and Blairgowrie Village.\*All distances and measurements are approximate on