



Spectacular views Rye!



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44 St Andrews Drive, Rye

\$1,190,000 to \$1,300,000

Perched high above Rye's exclusive Tyrone Foreshore, this sun-drenched four-bedroom retreat commands awe-inspiring, uninterrupted panoramic bay views-stretching from the sparkling skyline of Melbourne all the way to the rugged beauty of Queenscliff. Every glance out the window is a breathtaking reminder of the Peninsula's coastal magic.

Set on an elevated 815m² (approx.) allotment, the home is purposefully designed to maximise these showstopping vistas, offering an ever-changing backdrop of glistening waters and golden sunsets-setting the tone for a lifestyle of tranquillity, luxury, and escape.

Whether you're in search of a dreamy holiday haven, a high-performing investment, or the perfect sea change, this versatile two-storey beach house delivers on all fronts. With easy access to both bay and ocean beaches, natural hot springs, world-class wineries, horse trails, and championship golf courses, the very best of the Mornington Peninsula is at your doorstep.

Upstairs, the light-filled living space showcases polished timber floors, split-system climate control, and a north-facing balcony that invites you to bask in the breathtaking outlook. The sleek, modern kitchen comes equipped with quality Smeg and Dishlex appliances, while three generous bedrooms share a central bathroom with a shower-over-bath.

Downstairs, a flexible semi self-contained apartment features its own lounge, fourth bedroom,

Property ID: L309392

Property Type: House

Carports: 1

Open Parking: 2

Anastasia Arvanitakis

0414 267 830

anastasia.arvanitakis@shoreline.rh.com.au

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laundry, and separate toilet-perfect for guests, teens, or additional rental income. Step outside to a tranquil alfresco patio shaded by a mature moonah tree, or enjoy sunset cocktails while soaking up the coastal splendour from your elevated balcony.

A rare opportunity in a tightly held coastal enclave-offering relaxation, strong income potential, and a front-row seat to one of the Peninsula's most spectacular views.