



18 Noel St, Rye



One Level, Private Setting, Position Perfect

Ready to live a true southern Mornington Peninsula lifestyle?

18 Noel Street a stunning 3 /4 bedroom, single level residence is nestled in a sort-after area in the heart of the southern Peninsula. Designed for entertaining, this custom-built gem with brick and stone cladding, has been meticulously maintained and offers a unique opportunity to experience the epitome of a luxurious retreat lifestyle. The home's East-facing orientation offers spectacular sunrises and pool-courtyard views, providing a daily dose of tranquility, calm and natural beauty.

The special features of this residence are numerous. Here are just a few of its' special features:

- *The high soaring ceilings create an amazing sense of room volume, making this home perfect for both relaxation and entertaining. As you step inside, the expansive living space is flooded with natural light, highlighting the craftsmanship of the build, the stunning polished concrete floor, the sky-lights, the functional design and layout;
- *The residence features an open concept floor plan that seamlessly integrates the indoors with the outdoors. Quality, commercial-grade, folding glass doors open from the interior living areas to the serenity of the various outdoor entertaining areas;
- * The interior exudes elegance. The open plan kitchen/ dining area with high, raked ceiling with Velux Integra windows is filled with natural light. This main area of the house boasts an entertainer's kitchen with stone countertop on a spacious 5m centre island;
- * The kitchen is equipped with top-of-the-range stainless steel appliances including 4 Neff ovens, 2 Fisher Paykel dishwashers, stone counters, custom-built cabinetry and to top it off, a spacious, adjoining second kitchen/butler's pantry with built-in serving buffet. This spacious area connects to the pizza oven courtyard, the covered

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Price

Price Reduced: \$1,950,000 - \$2,100,000

Property Type

Residential

Property ID

611

Land Area

781 m2

Agent Details

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LIFESTYLE PROPERTIES

patio/alfresco, bar area and pool-courtyard;

*A separate spacious lounge room opens to covered alfresco entertaining space and pool-courtyard; an office/ fourth bedroom is situated at the front of house;

*The alfresco area is equipped with a bar and refrigeration, heating system and integrated speakers; travertine flooring; timber ceiling; Ziptrack blinds for security/shade screening for comfortable living;

*The pool courtyard with solar-heated pool, travertine paving and outdoor shower;

*The primary suite is a sanctuary of its' own opening to a private courtyard and features a walk-in closet, a walk-in shower, and double hand basins;

The guest bedrooms and bathrooms are equally well-appointed;

*Heating and cooling: ceiling fans in bedrooms, hydronic underfloor heating, Bravis heating and cooling throughout. Integrated speakers in living areas and main bedroom;

*A mezzanine loft above the garage overlooking the pool, provides additional accommodation and/or play area for children;

*The garden features low-maintenance, water-wise design elements – no lawns to mow, just naturally beautiful travertine surrounding the house on all sides, enhancing the ambience and sustainability of the property. For convenience, the private courtyard at the front of house connects to the pizza courtyard;

*Relax knowing the property is secure with: Eyevision video door phone system; digital entry lock to pedestrian gate and house; electric driveway gate;

*With a 2-car garage containing a storeroom and laundry and additional driveway parking, this residence caters to both convenience and functionality;

*For those who appreciate the great outdoors there are endless opportunities close by within walking distance - Bay beaches, golf courses, walking, running and biking tracks and a sports field are at your doorstep. Immerse yourself in nature and escape the urban hustle of Melbourne while still enjoying the convenience of nearby shopping strips and commercial centres.

What the Vendor loves about the property:

"The island bench is the hub of our home for family and friends to gather around and enjoy good times. Our home is perfectly located in a quiet, sort-after pocket in Rye, with great sporting facilities for all the family to enjoy – local football club, tennis court and gym – all within a few minutes walk. A short stroll further on brings you to the foreshore for a walk along the beach or stop at one of the great cafes to enjoy a coffee whilst taking in the beautiful Bay view."

Don't miss the chance to make 18 Noel Street your Peninsula dream home.

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