



13 Riverside Drive Wye River, VIC

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## SUNNY DAYS ALL YEAR ROUND!

A beautiful gently sloping sun soaked position in Wye with an amazing ocean view. A classic 2 bedroom, 1 bathroom fibro shack occupies the 950 sqm (approx.) block which could be rejuvenated if you possess that skill set. Alternatively, the dwelling is fully functional for the medium term whilst you plan to re-develop in a timeframe to suit you.

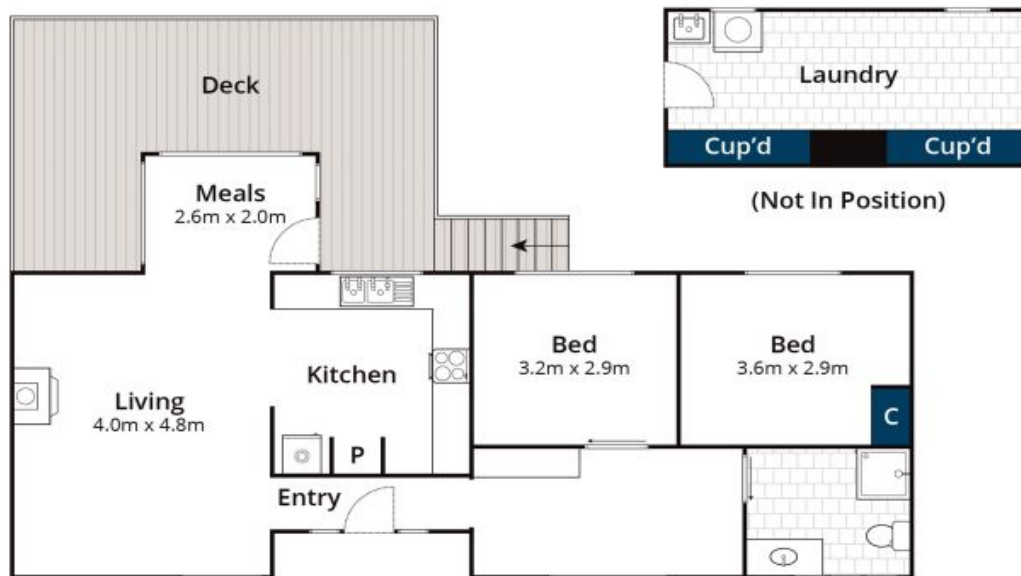
**Price:** \$1,200,000

The view is perfectly aligned to provide an unimpeded 180° beach view and the Wye River entering the ocean. It's a captivating panoramic view from the home that will only be enhanced should you build a second level.

Easy vehicle/pedestrian access, private location and walking distance to the beach are other attractive attributes of this property.

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Approx. Area 75m<sup>2</sup>

Whilst [bwrn.com.au](http://bwrn.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

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