



## 28 Bienias Crescent TOOTGAROOK VIC

3 2 4

This elevated home is a fantastic coastal retreat which easily caters for the entertainer in you. With a spacious light filled living room, a cosy meals area with its own wood fire heater and a split level private rear deck, you have options for all weather and all occasions. Meticulously cared for by loving owners, this impressive home also features 3 generous bedrooms (Master with Ensuite and WIR), all of which have been thoughtfully zoned away from the living areas.

Extras include Gas Ducted Heating, landscaped gardens on a manageable block of approx 550 sqm, secure parking for 4 cars and plentiful storage inside and out. Be quick to secure this charming property.

FOR FURTHER DETAILS CALL TEAM YPA ANYTIME ON 5985 2600.

**Land Size** : 545 sqm

**View** : <https://www.ypa.com.au/7392309>