



12 Vincent Street TOOTGAROOK VIC

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... to secure this neat and tidy 3 bedroom BV residence in a quiet street, approx 1.5 kms from the Tootgarook Foreshore. Ripe for renovation, this home is solid, has a great floor plan and is just waiting to be capitalised upon.

Typical of homes of this era, the residence features an L shaped lounge/dining at the front of the residence, with plenty of windows to let in the natural light. A separate kitchen, with the bonus of two pantries, overlooks the family meals area, leading out to the rear yard via a small sunroom. There is plenty of room in the level rear yard to allow for a kids paradise or an extension. Creature comforts include ducted heating and air-conditioning, along with the security of an alarm system.

Externally the property offers a single car garage, under home storage and a landscaped front garden, all within a leisurely stroll to the local convenience store, sporting fields, schools and of course the beach.

View : <https://www.ypa.com.au/7392340>