



## 31 Guest Street Tootgarook VIC

4 2 2

Boasting four bedrooms and the quintessential beach house feel, this lovely property will appeal to those residing on the Peninsula or families seeking a flexible holiday home. Enhanced by a broad upper deck and light, airy spaces, this home typifies easy coastal living.

**Land Size** : 684 sqm  
**View** : <https://www.ypa.com.au/7392704>

### Featuring:

- Peacefully positioned on a quiet street between the bay and surf beaches
- Bright and sunny living zones enjoying an open floor plan
- Two bathrooms (one on each level)
- Expansive entertainer's deck, perfect for entertaining and relaxing
- Flexible downstairs bedroom/ rumpus room- ideal for teenagers, extra overnight guests or an extra living zone
- Option to add further value by closing in the carport area



**Ben Nutbean**  
0413 125 996



MAIN LEVEL



LOWER LEVEL

## 31 GUEST ST TOOTGAROOK

This image is an artistic representation. It is the responsibility of all interested parties to verify all data depicted and omitted.