



## 1863 Point Nepean Road TOOTGAROOK VIC

3 1 1

Just saunter across the road and be greeted by the wide expanses of the sand-lined shores of Port Phillip Bay. A holding of the fortunate few, such coastal allotments are rare, yet always in demand. A very neat and tidy home is currently on site- either invest and hold or reap the rewards with a sublime seaside oasis (STCA).

### Featuring:

A wide allotment with dual street frontage on to Point Nepean Road

Only footsteps to the shallow waters of the foreshore, the Bay Trail and the boat ramp

A total of 910 sqm\* provides ample space for the largest of dwellings (STCA)

Existing home offers three bedrooms and one bathroom, coupled with garaging for one vehicle & ample storage

**Land Size** : 910 sqm

**View** : <https://www.ypa.com.au/7392930>



**Tony Talarico**  
0420 778 401