



## 8 Roblyn Crescent Tootgarook VIC

3 1 1

Exuding thermal comfort, privacy, and sophistication, this exceptional property presents an ideal opportunity for a permanent residence, investment venture, or a luxurious retreat nestled in the heart of nature.

Perched atop a leafy quarter-acre plot, this residence offers a serene ambiance and a distinctive architectural design that seamlessly integrates energy-efficient features with its natural surroundings.

Constructed in adherence to Passive House principles, this all-electric dwelling ensures optimal thermal comfort with minimal heating and cooling requirements. This is achieved through impeccable insulation, airtightness, thermally-broken double-glazed windows and doors, and a Heat Recovery Ventilation system.

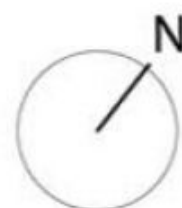
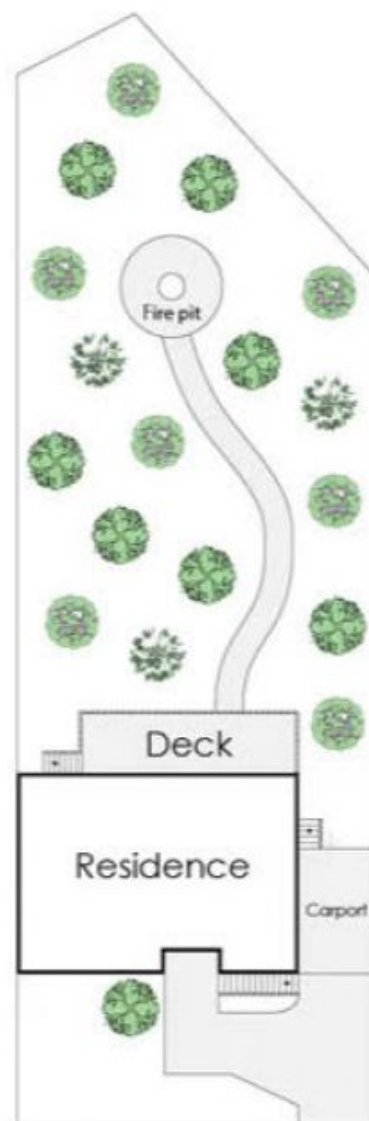
**Land Size** : 1010 sqm  
**View** : <https://www.ypa.com.au/7995695>



**Tony Talarico**  
0420 778 401



**Katrina Talarico**  
0420 778 404



**Total Floor:**  
Approx 163 sqm