



117 Guest Street Tootgarook VIC

2 2 3

Positioned in one of the most convenient locations in town and set on a generous 814*m² north facing parcel of land, this immaculate two-bedroom beach house is the perfect weekend escape, investment property or first home.

Just 1.1*km from the sparkling Tootgarook Foreshore and Bay Trail, this well maintained home offers a blend of tiled and hardwood flooring, split system heating and cooling - ensuring year round comfort - plus two bathrooms (main and ensuite), and a light filled open plan kitchen, living and dining space.

Outdoors, a huge double garage sits at the rear of the property, complemented by a single garage with a convenient roller door at the front. The expansive rear garden is a true standout, featuring multiple tiered garden beds and a spacious vegetable patch, perfect for those with

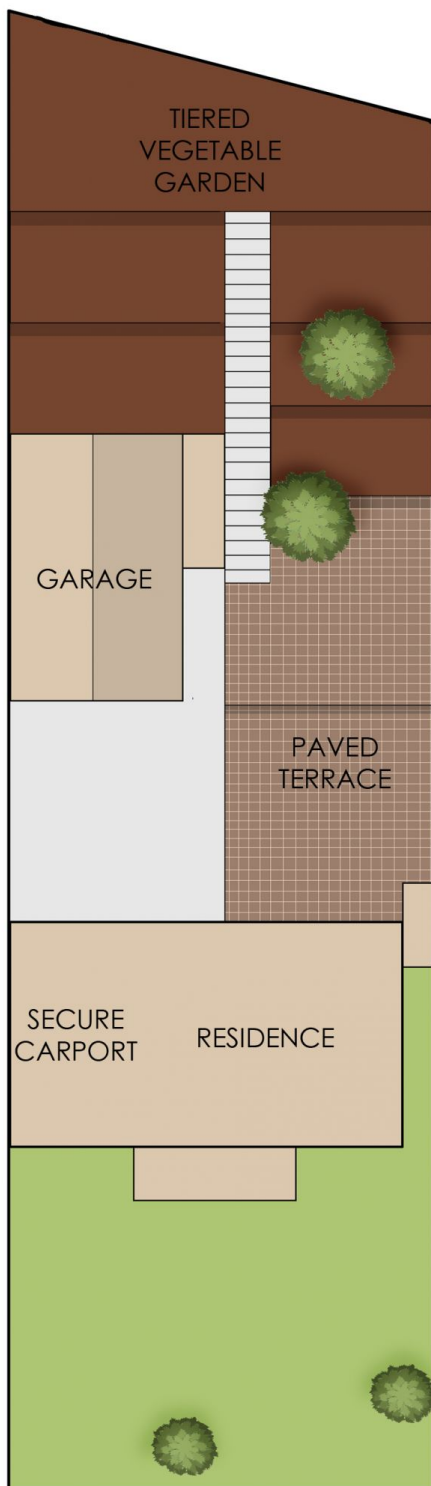
Price : \$680,000 - \$730,000
Land Size : 814 sqm
View : <https://www.ypa.com.au/8159429>



Tony Talarico
0420 778 401



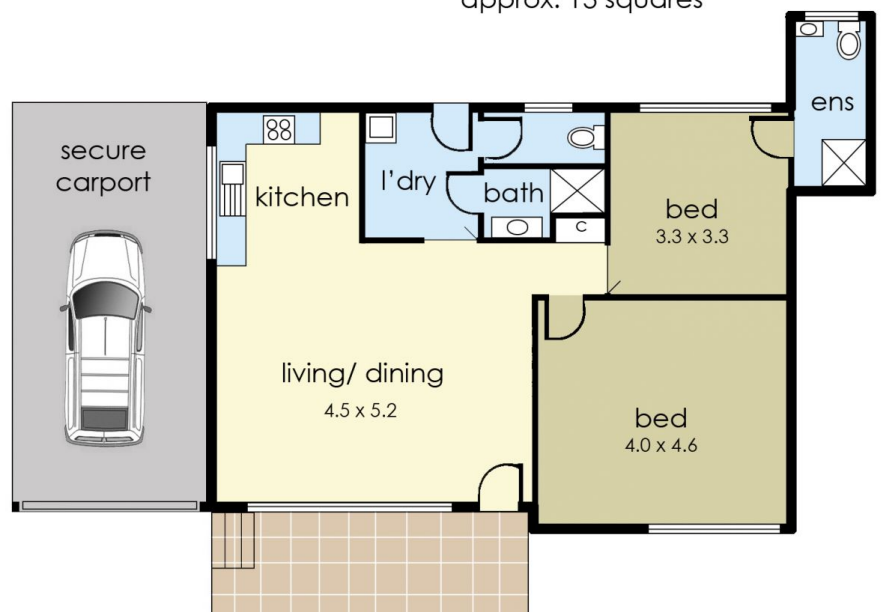
Sharnara Ryan
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Internal living area
approx: 10 squares

Carport area
approx: 3 squares

Total area
approx: 13 squares



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This floorplan is for illustration purposes only and no warranty is given to its accuracy. Purchasers are advised to carry out their own investigations.