









## 117 Guest Street Tootgarook VIC

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

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**Price**: \$680,000 - \$730,000

Land Size: 814 sqm

View: https://www.ypa.com.au/8159429



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