



## 12 Vincent Street Tootgarook VIC

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Welcome to 12 Vincent Street, Tootgarook - a classic brick residence that exudes timeless appeal and offers a solid foundation for those looking to reimagine and enhance. Set on a generous, level block of approximately 586\*m2, this three-bedroom, one-bathroom home retains its original character while providing an exciting opportunity to renovate and add value, making it an ideal canvas for a bespoke coastal retreat.

Step inside to discover the warm elegance of timber floors that flow through the main living areas, complemented by carpeted bedrooms that ensure comfort and cosiness. Expansive windows bathe the interiors in natural light, creating a bright and airy ambiance throughout the home. At the rear, a small sunroom connects the laundry to a spacious, north-facing backyard - perfect for relaxation, entertaining, or future landscaping projects.

**Price** : \$690,000 - \$740,000  
**Land Size** : 586 sqm  
**View** : <https://www.ypa.com.au/8182525>



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12 Vincent Street, Tootgarook  
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