



### 3 Mathis Avenue Tootgarook VIC

2 1 5

This immaculate, entry level two bedroom home will generate mass appeal to a host of buyers. Handy to the front and back beaches, the expansive open plan living area boasts a well-appointed kitchen with updated appliances. Entertaining is easy as you step out from here to your own undercover alfresco area, complete with a built-in BBQ. The open fire place is ideal for the cooler evenings and cosy weekends and the two generous bedrooms are both equipped with BIRs. A paved driveway leads to a single carport and a large four car garage (9 x 6m), whilst the inviting gardens provide yet another retreat. With scope to further improve or extend (STCA), this is the perfect first home, holiday escape or investment. Well-built and value packed, this property is priced to please and will not disappoint.

**Land Size** : 571 sqm  
**View** : <https://www.ypa.com.au/7392445>



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