



## 34 Bienias Crescent TOOTGAROOK VIC

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Positioned in a quiet street between the bay and the surf, this sizeable property will please all family members. Sitting on a generous land holding of some 1248sqm (approx.), there is ample room for many vehicles, caravans or boats, whilst still providing plenty of space for children and pets. Internally the three living areas include a separate lounge, spacious kitchen and living area, as well as a rumpus room. The master bedroom boasts an en-suite, whilst the two further bedrooms share the central bathroom. Further highlights include exposed beams, a dedicated study nook, DLUG with storage area and a wide verandah overlooking the garden. Perfect as is, or allowing further scope for easy modernisation, this sizeable home will appeal to those seeking a permanent family home, holiday retreat or timely investment.

**Land Size** : 1224 sqm

**View** : <https://www.ypa.com.au/7392531>



34 Bienias Crs, Tootgarook

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