



## 2 Vellvue Avenue TOOTGAROOK VIC

4  1  2 

Positioned in highly demanded pocket of Tootgarook, this home is the perfect step into the property market, great renovator or perfect Beach pad.

**Land Size** : 721 sqm

**View** : <https://www.ypa.com.au/7393122>

Moments from the Guest street shops, Marshall Street dog park and Rye border. This home is offering:

- Large level allotment offering plenty of scope for extending or rebuilding your dream home STCA
- Close proximity to Rye and Tootgarook primary schools, day care centres and Rye shops
- Approximately 721m<sup>2</sup>\* allotment with the home situated to the front of block
- Light filled home with four large bedrooms



SITE



CARPORT

RESIDENCE



2 VELLVUE AVE TOOTGAROOK

This image is an artistic representation. It is the responsibility of all interested parties to verify all data depicted and omitted.