



## 10 Vincent Street Tootgarook VIC

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Calling all tree changers, sea changers, first home buyers, downsizers, or for those seeking a simpler, quieter lifestyle - this quintessential Australian beach house in the exact right location will be sure to leave you feeling full of excitement!

Beautifully simplistic in its approach, the home is packed full of character and charm and definitely leaves you with a feeling of warmth and comfort.

Light, bright, and packed with individuality, this three bedroom coastal abode is a shining example of how good life can be, living in this very special and distinctive part of the world. Situated just \*1.5km to the pristine Tootgarook foreshore as well as being within ultra-close proximity to the vibrant and bustling town centres of Rye and Rosebud - everything you need, from 5 star restaurants, world-class golf courses, day spas, adventure trails, surf breaks, breathtaking scenery or boutique shopping experiences, is

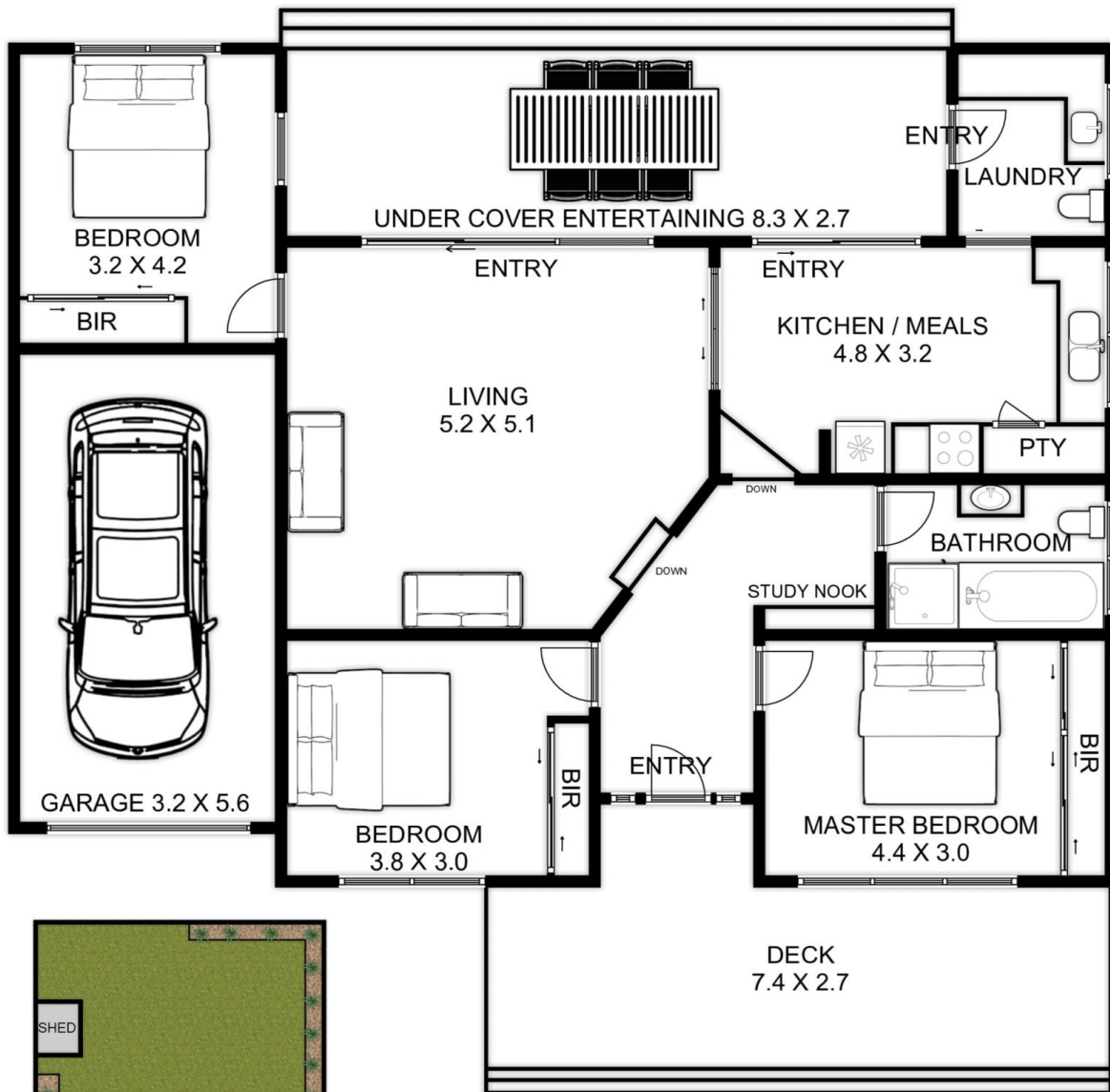
**Price** : \$ 792,500

**Land Size** : 586 sqm

**View** : <https://www.ypa.com.au/7393389>



**Tony Talarico**  
0420 778 401



INTERNAL LIVING AREA  
APPROX: 95.8 SQUARE METERS

ENTERTAINING AND DECK  
APPROX: 42.4 SQUARE METERS

GARAGE  
APPROX: 17.9 SQUARE METERS

TOTAL AREA  
APPROX: 174.4 SQUARE METERS

# 10 VINCENT STREET TOOTGAROOK

This is an artistic representation. All measurements, dimensions and illustrated areas are approximate. It is the responsibility of all interested parties to verify all data depicted and omitted.