



42 Russell Street Tootgarook VIC

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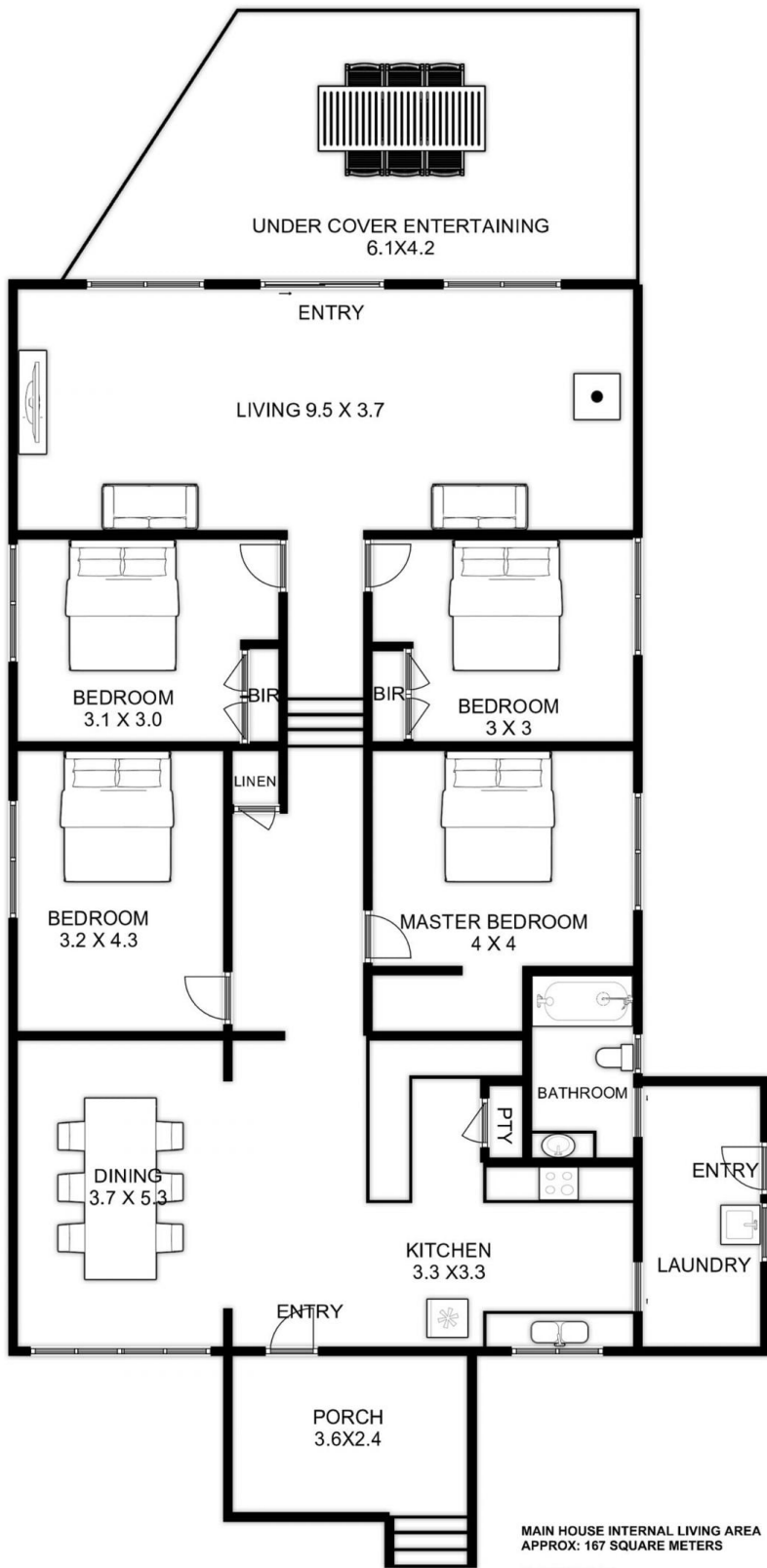
Hear the gentle swell of the bay and peaceful sounds of the Tootgarook foreshore from your very own slice of heaven, right here on the Southern Mornington Peninsula. Tantalisingly close to the action, from this location, you can leave the car at home! Put your sandals on, throw a towel over your shoulder and grab the boogie boards as you prepare to stroll the super short *750m to the beach, foreshore and bay trail. Fancy a night out minus the uber? No problems! Put on your heels and grab some friends for an evening of delicious food and wine as you experience the coastal charm and warm fire at local Tootgarook icon, The Kitchen Bar & Bistro - also located just *750m from your front door.

Occupying a fantastic allotment of approximately 952m², this incredible property offers four good sized bedrooms, open plan kitchen meals and a huge separate living room, PLUS, a fully self-contained granny flat including bathroom

Price : \$ 870,000
Land Size : 952 sqm
View : <https://www.ypa.com.au/7393414>



Tony Talarico
0420 778 401



RESIDENCE

MAIN HOUSE INTERNAL LIVING AREA
APPROX: 167 SQUARE METERS

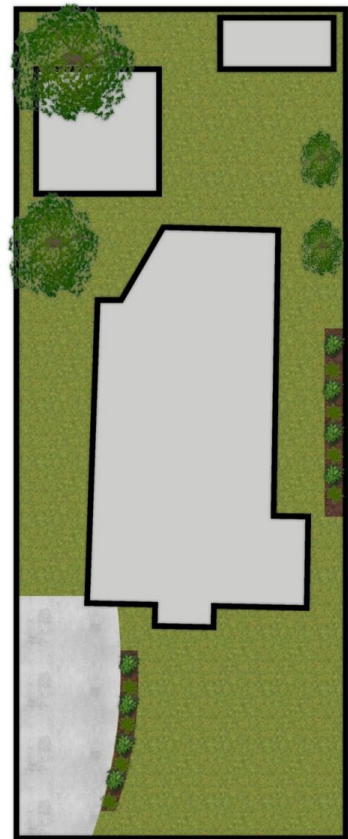
GRANNY FLAT
APPROX: 37.4 SQUARE METERS

ENTERTAINING AND PORCH
APPROX: 40 SQUARE METERS

TOTAL AREA
APPROX: 244.4 SQUARE METERS



GRANNY FLAT



SITE

42 RUSSELL ST 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.