



## 127 John Street Tootgarook VIC

3 1 2

Calling all first home buyers, investors or those seeking to enjoy the simpler things in life - we have the perfect property for you!

Exclusively located just \*700m to the Tootgarook Foreshore and Bay Trail and set on a fantastic flat allotment of approximately 700m<sup>2</sup>, this immaculate, quintessential Australian beach house offers a mouth-watering opportunity to secure your very own slice of paradise close to all the action!

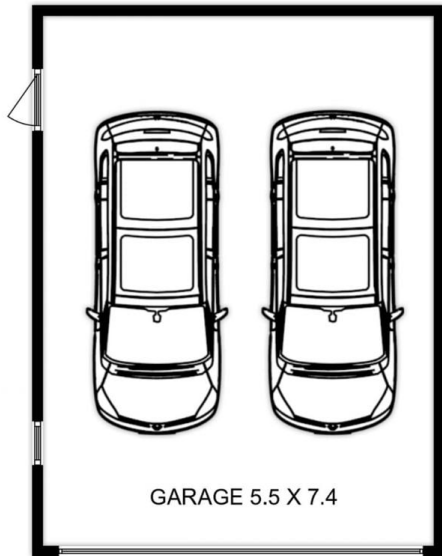
The cosy, coastal interior offers three spacious bedrooms, all with built in robes, polished timber floors, open plan kitchen and dining, gas heating, air conditioning and exposed beamed ceilings whilst outdoors there is a double garage, single carport and huge backyard complete with established mature trees and gardens filled with native shrubs and plants. The property is also on bore water and has a rainwater tank.

**Price** : \$ 880,000

**View** : <https://www.ypa.com.au/7393430>



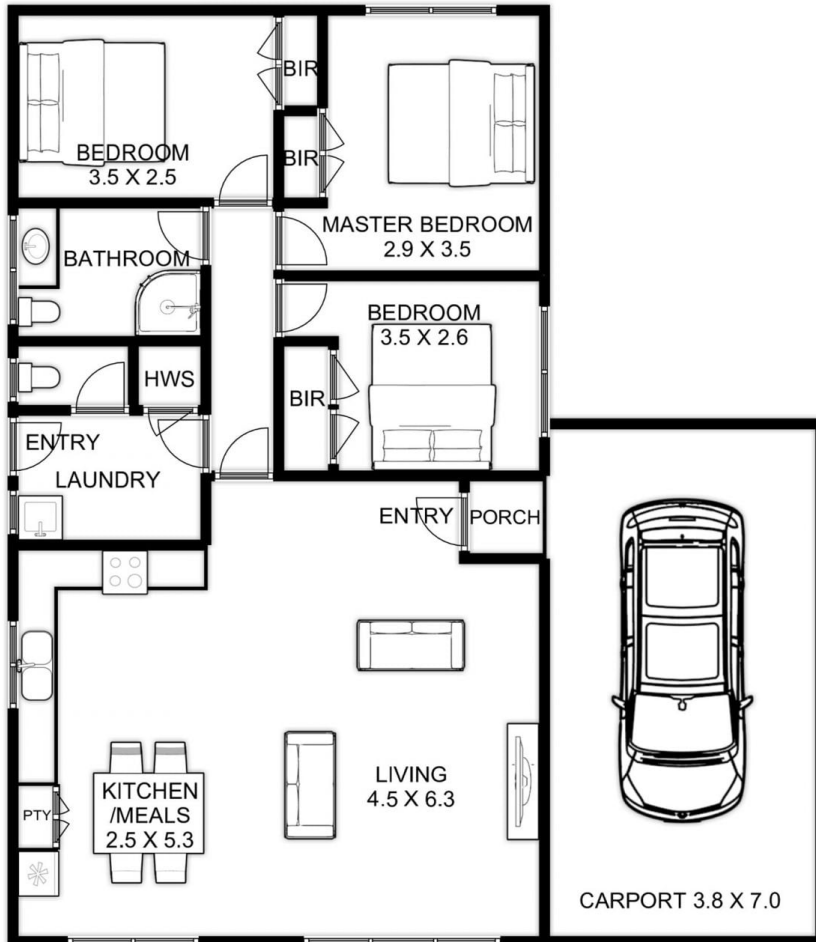
**Tony Talarico**  
0420 778 401



GARAGE 5.5 X 7.4



SITE



RESIDENCE

INTERNAL LIVING AREA  
APPROX: 95.6 SQUARE METERS

CARPORT  
APPROX: 26.6 SQUARE METERS

GARAGE  
APPROX: 40.7 SQUARE METERS

TOTAL AREA  
APPROX: 18.3 SQUARE METERS

# 127 JOHN 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.