



9 Fleur Avenue Tootgarook VIC

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Situated in a quiet, leafy street, surrounded by other quality homes, and positioned on a much sought after large allotment of 754*m2, this immaculate brick veneer home is the perfect family home or ideal weekend escape!

Price : \$ 917,000

Land Size : 754 sqm

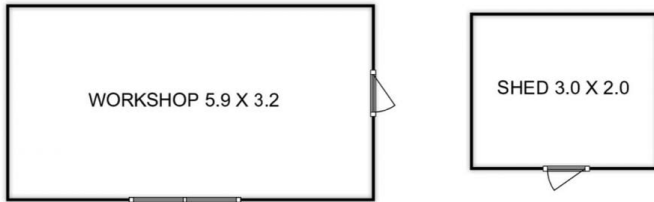
View : <https://www.ypa.com.au/7393488>

Enjoying beautiful treetop views from its elevated vantage point and offering a warm north/east facing rear yard, this wonderfully delightful home will steal your heart and ignite your imagination as you discover that what is on offer is indeed much more than first meets the eye.

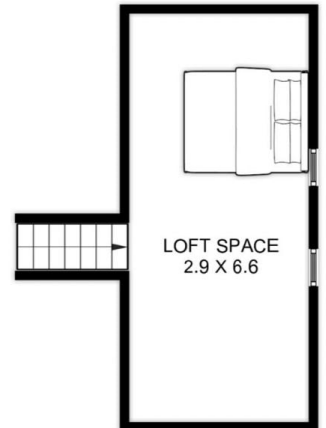
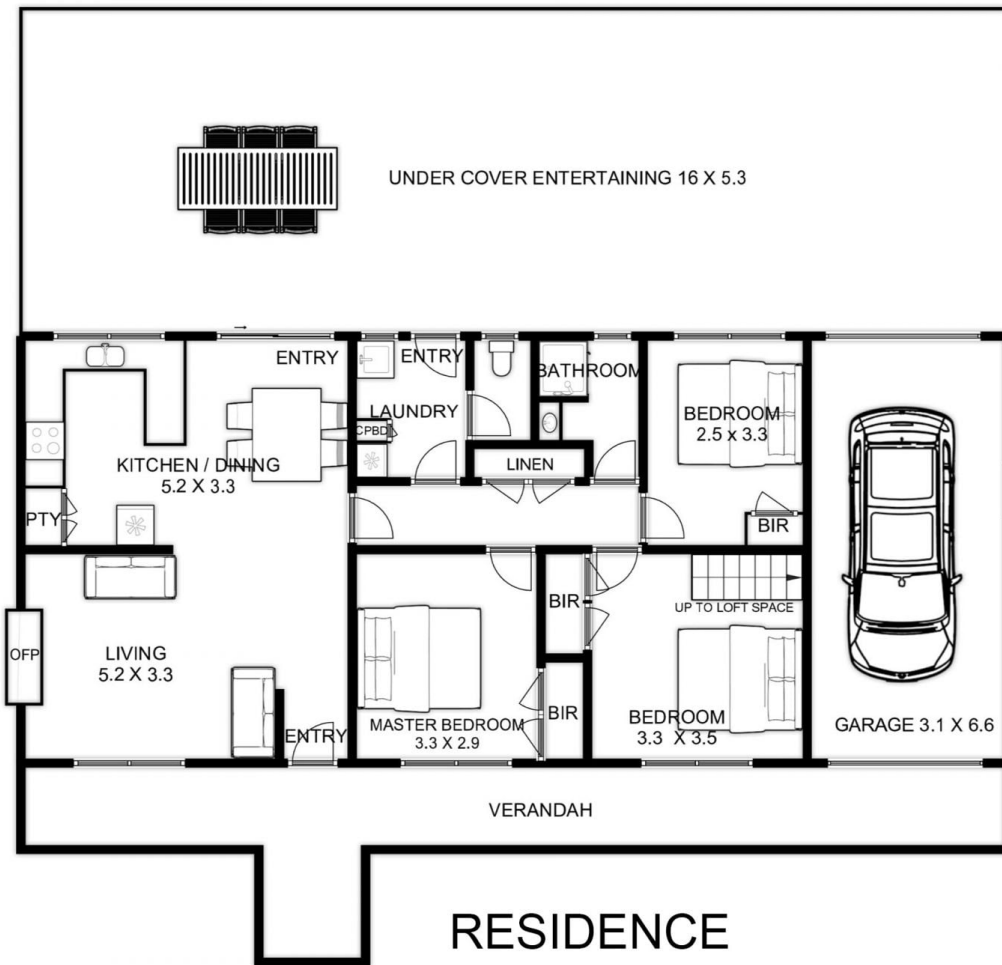
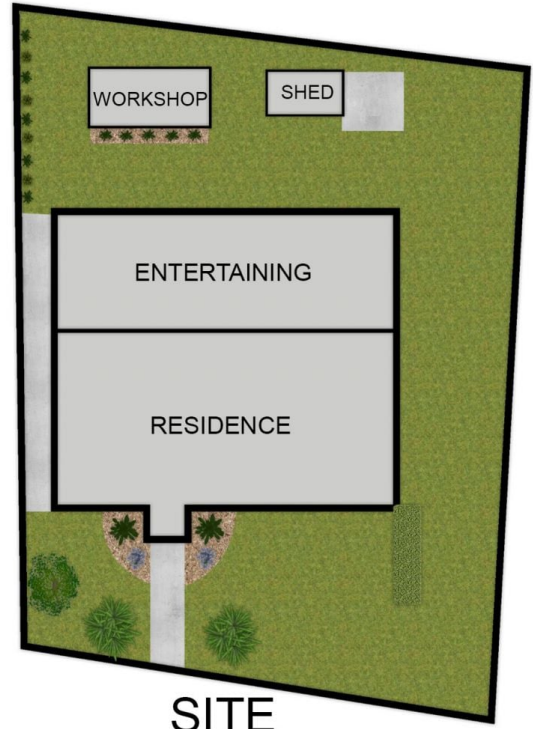
Presenting with a simple, uncomplicated footprint and offering an exciting opportunity to add your own touch, the floor plan includes three good sized bedrooms, one bathroom, open plan kitchen/dining and living space plus a large undercover, paved entertaining area, single lock up garage and large workshop.



Tony Talarico
0420 778 401



WORKSHOP AND SHED
(NOT ACTUAL POSITION)



INTERNAL LIVING AREA
APPROX: 86.2 SQUARE METERS

VERANDA AND ENTERTAINING
APPROX: 107.4 SQUARE METERS

GARAGE, WORKSHOP AND SHED
APPROX: 45.8 SQUARE METERS

TOTAL AREA
APPROX: 239.4 SQUARE METERS

9 FLEUR AVENUE 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.