



62 Brights Drive,  
Tootgarook



## 62 Brights Drive Tootgarook VIC

3 1 2

Ripe for renovation and ideal for those looking for their next project or dream home site - this fantastic Tootgarook property set on a magnificent allotment of over 800\*m2, will be sure to excite.

The existing home offers good foundations for a charming coastal renovation, perfect for your weekend getaways, winter escape or sea change, whilst the entire 820\*m2 site offers a huge blank canvas to develop the home of your dreams STCA.

Located just under 200m from the Hidden Kitchen Cafe and within minutes to the vibrant epicentre of Rye as well as surrounded by walking trails, surf beaches, world class golf courses, day spas, and mouth-watering restaurants - it's easy to see why the Southern Mornington Peninsula has quickly become one of the most sought after regions in Australia.

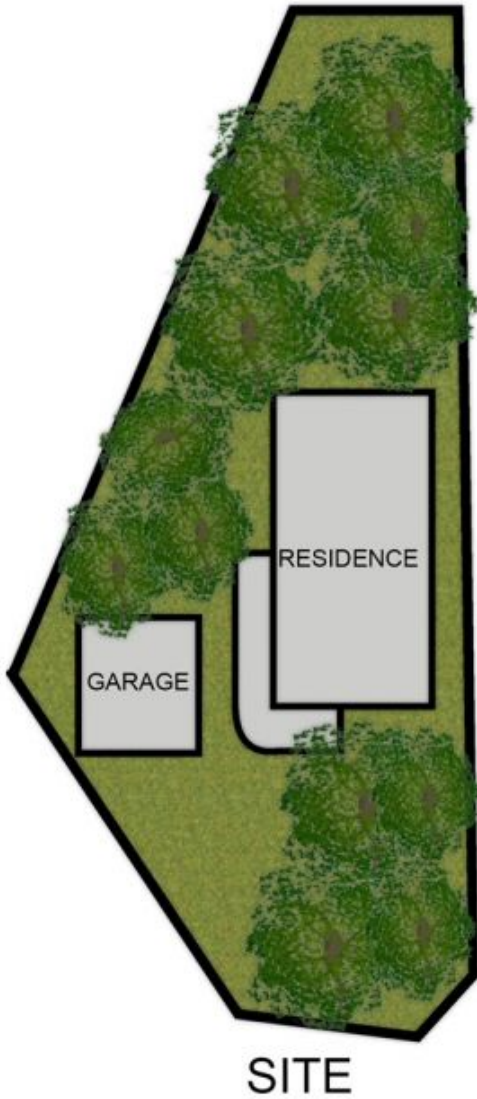
**Price** : \$ 831,000

**Land Size** : 820 sqm

**View** : <https://www.ypa.com.au/7393512>



**Tony Talarico**  
0420 778 401



INTERNAL LIVING AREA  
APPROX: 109.7 SQUARE METERS

ENTERTAINING  
APPROX: 31.4 SQUARE METERS

GARAGE  
APPROX: 36 SQUARE METERS

TOTAL AREA  
APPROX: 177.1 SQUARE METERS

RESIDENCE

# 62 BRIGHTS DRIVE 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.