



## 166 Truemans Road Tootgarook VIC

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Set on a magnificent allotment of over 830\*m2 and located just two\* minutes to the pristine Tootgarook foreshore and Bay Trail, this stunning family residence is everything you have ever wished for plus a whole lot more!

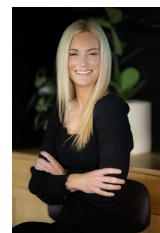
Beautifully maintained and with not a thing left to do, the home highlights a modern cottage aesthetic that shines through the use of a neutral colour palette, rich hardwood timber flooring and carefully considered design choices including bay window seating, French doors, and ceiling roses. A gas log fire, complete with mantle, adds to the sweet ambience and warms the cosy living room, ready for those chilly winter nights.

Providing comfortable accommodations amongst the spacious and inviting interior floor plan, a peaceful night's sleep awaits as you lay your head to rest in one of the

**Price** : \$ 1,010,000  
**Land Size** : 836 sqm  
**View** : <https://www.ypa.com.au/7393520>



**Tony Talarico**  
0420 778 401



**Katrina Talarico**  
0420 778 404



SITE



RESIDENCE

INTERNAL LIVING AREA  
APPROX: 153.1 SQUARE METERS  
VERANDA AND ENTERTAINING  
APPROX: 48.5 SQUARE METERS  
GARAGE  
APPROX: 21.6 SQUARE METERS  
TOTAL AREA  
APPROX: 223.2 SQUARE METERS

# 166 TRUEMANS ROAD 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.