



14 Icarus Court Tootgarook VIC

4 3 2

Split over two huge levels and offering accommodations that are both generous and comfortable, this solid brick Tootgarook family home is sure to impress even the fussiest buyer!

The immaculate interiors comprise four bedrooms (all with robes), three bathrooms, spacious kitchen with oodles of storage, open plan living/dining, huge laundry, and double garage. The composition of the home also provides a rare opportunity for your own guest quarters on the lower level with the option for a separate entrance. Set on a minimal maintenance 561m²* allotment, the outdoors is also sure to delight with a beautiful north/west facing backyard and huge under house storage whilst also offering a mostly blank canvas, ready for you to create your very own garden of Eden.

Located in the quiet south pocket of Tootgarook, from here you are tantalisingly close to some of the regions most

Price : \$ 895,000

Land Size : 561 sqm

View : <https://www.ypa.com.au/7393555>



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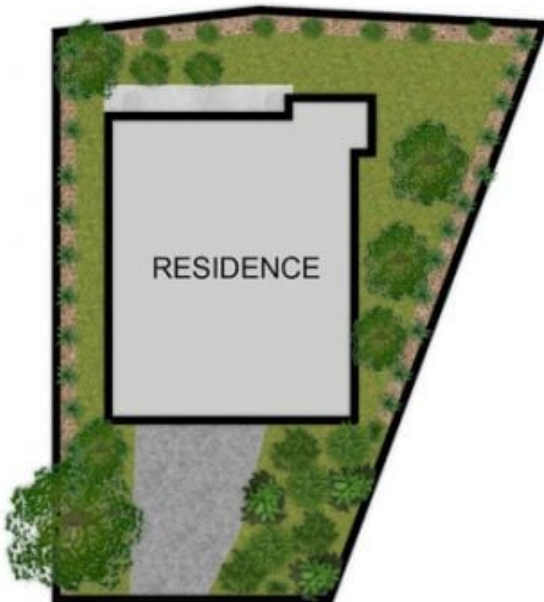


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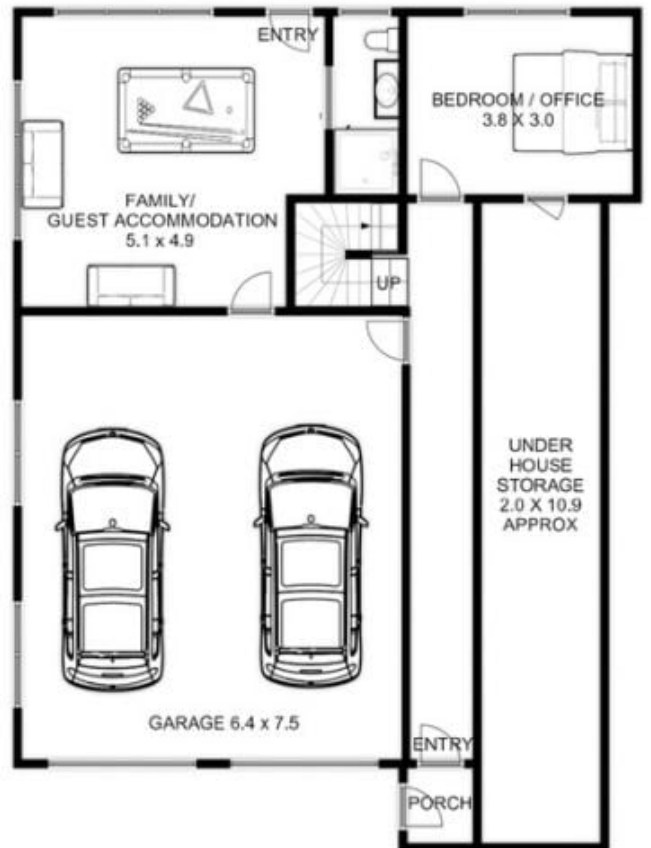


UPPER LEVEL

INTERNAL LIVING AREA
APPROX: 208.1 SQUARE METERS
PORCH AND BALCONY
APPROX: 24.2 SQUARE METERS
GARAGE AND STORAGE
APPROX: 69.6 SQUARE METERS
TOTAL AREA
APPROX: 302.1 SQUARE METERS



SITE



LOWER LEVEL

14 ICARUS COURT 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.