



23 Vincent Street Tootgarook VIC

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A prized position only 350m from Truemans Reserve and a short stroll to Rye's bustling foreshore and cafes, your new laid-back coastal lifestyle starts here!

The perfect entry-level property to add some flair and imagination, with a possible fourth bedroom instead of study, create your very own Peninsula paradise to enjoy sensational summers, and sleepy winter escapes on a large and flat 586sqm (approx) allotment.

You can just imagine the contemporary makeover possible here. Open the living, meals and kitchen area and create a masterpiece of modern style, with existing gas heating, split system cooling and hardwood timber floors beneath the carpets providing immediate comfort.

There's potential to open the ceiling to expose the beautiful

Price : \$ 891,000
Land Size : 586 sqm
View : <https://www.ypa.com.au/7398472>



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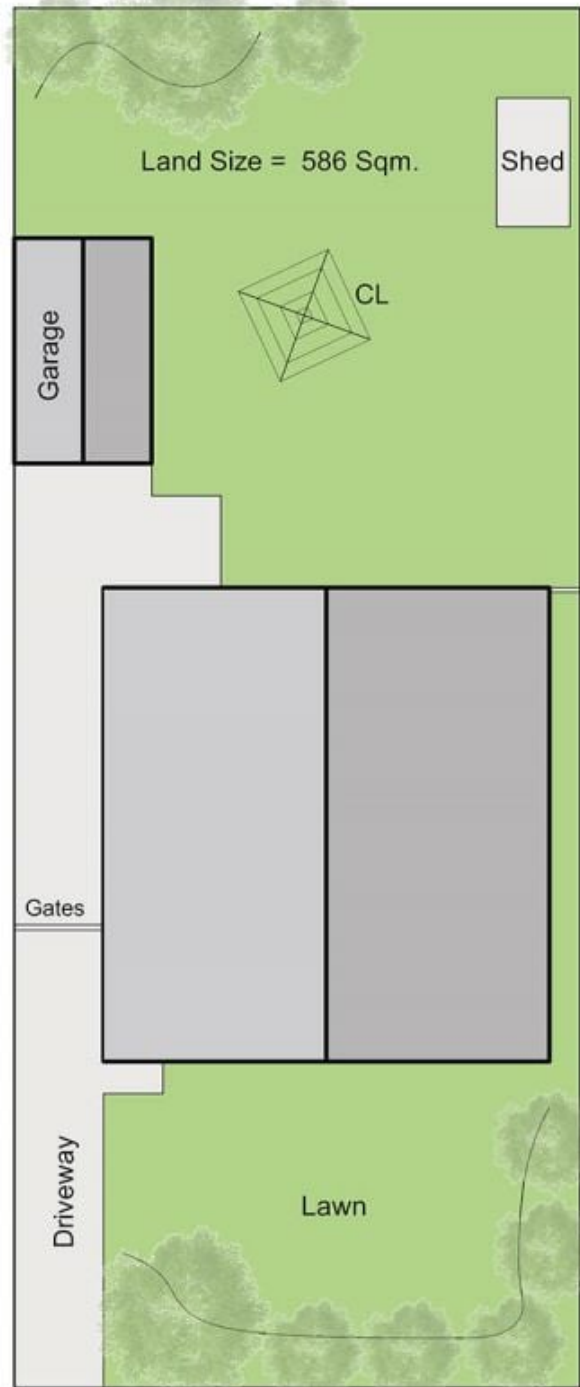
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Total Internal Living Area
Approx. 13 Squares



Floor Plan



Site Plan

23 Vincent Street, Tootgarook

This floorplan is for illustration purposes only and no warranty is given to its accuracy. Purchasers are advised to carry out their own investigations. Produced by **realitywriters** (03) 5970 2222