



## 44 Alma Street Tootgarook VIC

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YPA Rye is proud to present This lovely, modern 3-bedroom, 2-bathroom home is perfectly positioned in the heart of Tootgarook. Offering a great blend of indoor comfort and outdoor living, this property is ideal for families or couples seeking space, style, and convenience.

Step inside to find a light-filled, open-plan layout featuring contemporary finishes and a fresh feel throughout. The spacious kitchen overlooks the living and dining areas, creating the perfect space to entertain or relax with the family.

The home includes three generous bedrooms, two sparkling bathrooms, and a large covered deck-ideal for year-round outdoor entertaining. The expansive rear yard provides plenty of space for kids, pets, or simply soaking up the sun.

**View** : <https://www.ypa.com.au/8380707>



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Floor Plan is for illustration purposes only, and no warranty is given to its' accuracy, so you are advised to carry out your own investigation.  
Produced by Jonathan Dade Photography

