

## 118 Russell Street Tootgarook VIC

3 2 8

Positioned just a short stroll from the sparkling waters of Port Phillip Bay, this beautifully presented three-bedroom, two-bathroom home offers the ideal blend of comfort, space, and seaside charm. Set on a generous 904m<sup>2</sup>\* level allotment, it delivers a relaxed coastal lifestyle with broad appeal for permanent residents, holidaymakers, or astute investors.

Surrounded by established tropical gardens, the property offers a tranquil sense of privacy from the moment you arrive. A fully fenced front yard and separate gated access to the rear provide added security and versatility-ideal for families and those needing space for boats, caravans or additional vehicles.

Inside, the layout is light-filled and functional with two generous living areas that flow easily for both day-to-day

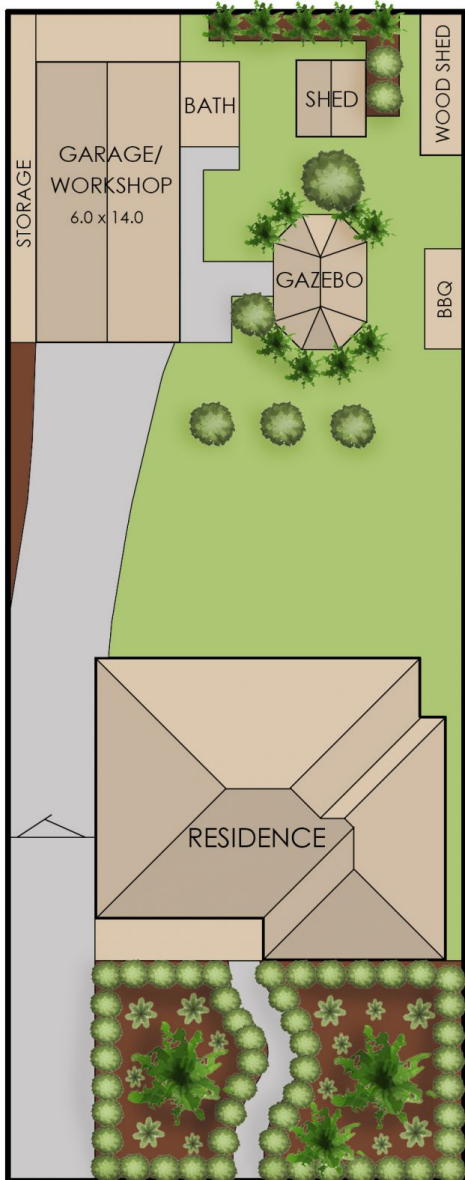
**Price** : \$ 1,050,000  
**Land Size** : 904 sqm  
**View** : <https://www.ypa.com.au/8439492>



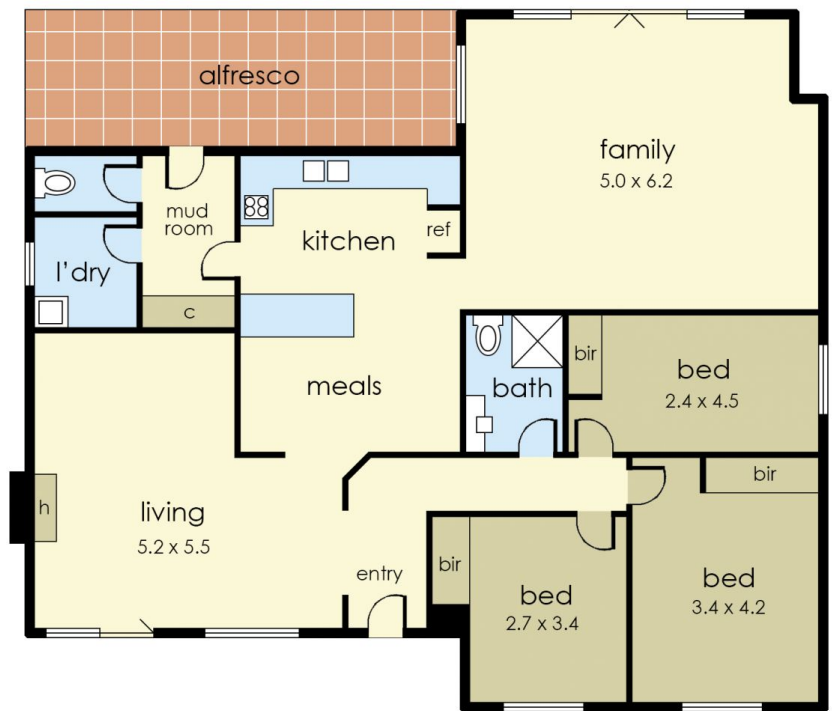
**Tony Talarico**  
0420 778 401



**Sharnara Ryan**  
0457 186 833



Internal living area  
approx: 16 squares



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