



## 2/17 Burdett Street Tootgarook VIC

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Just 300 metres from the sparkling Tootgarook foreshore, this beautifully updated two bedroom residence delivers the perfect balance of style, comfort, and beachside convenience.

**Price** : \$ 460,000

**View** : <https://www.ypa.com.au/8460908>

Immaculately presented, the home showcases a thoughtfully modernised interior featuring a blend of timber and tiled flooring, an updated kitchen with contemporary finishes, and the timeless elegance of plantation shutters. Year-round comfort is assured with split system heating and cooling, while the effortless flow of the floorplan extends outdoors to a private entertaining deck. Complete with a wood-burning fireplace and sleek privacy screening, this is the ideal space to unwind with friends or simply soak in the relaxed Peninsula lifestyle.



**Tony Talarico**  
0420 778 401



**Sharnara Ryan**  
0457 186 833

Set in one of Tootgarook's most sought-after locations, this



Internal living area  
approx: 5.4 squares

Carport area  
approx: 3.5 squares

Total area  
approx: 8.9 squares

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The floor plan is provided for general information and illustrative purposes only. All measurements, dimensions, and layouts are approximate and may vary from the actual property. While every effort has been made to ensure accuracy, no responsibility is taken for any error, omission, or misstatement. Prospective buyers should not rely solely on the floor plan and are encouraged to conduct their own inspections and verify all details independently. The design and content of this floor plan remain the property of DND Floor Plans. ©