



## 156 Truemans Road Tootgarook VIC

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Positioned in the heart of the Mornington Peninsula and just moments from the pristine shores of Port Phillip Bay, this solid Besser block residence offers an exceptional opportunity for those seeking a first home, a savvy renovation project, or a coastal weekender with unlimited potential.

Just minutes from the white sands of the front beach, vibrant Rye shopping strip, Peninsula Hot Springs, golf courses, and the rolling surf of Gunnamatta, the location is as convenient as it is desirable.

Set on a generous allotment measuring approximately 844\*m<sup>2</sup>, the property enjoys the rare combination of a substantial landholding and a solid foundation to build upon. Behind its classic façade, you'll find two spacious bedrooms, a comfortable living and dining room (both kept

**Price** : \$ 685,000  
**Land Size** : 844 sqm  
**View** : <https://www.ypa.com.au/8504341>



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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. ©