

14 Icarus Court Tootgarook VIC

5 3 2

Available from 1st February, this solid brick home is split over two generous levels, offering plenty of space and comfort for the whole family.

Featuring 5 bedrooms, three bathrooms, a well-equipped kitchen with excellent storage, and a double garage. The lower level offers a flexible space that can be used for guest accommodation, a private retreat, or a games room, with the garage adaptable for multiple uses.

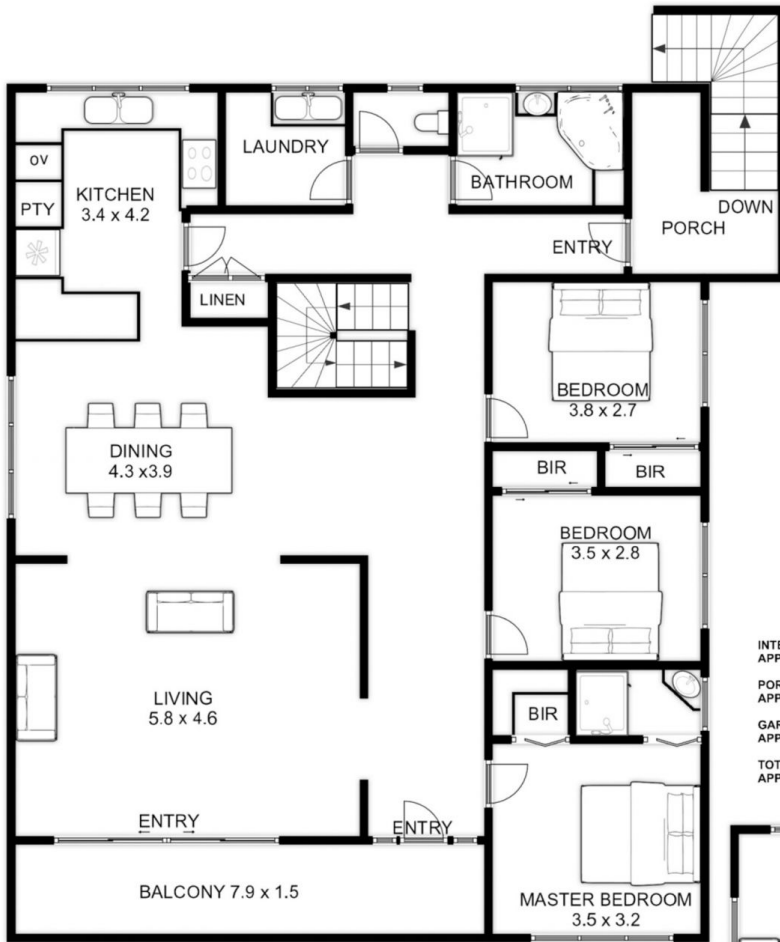
The property features 2-zone refrigerated heating and cooling, a new electric hot water system, and solar panels to help keep energy bills low. There is no gas at the property.

Set on a low-maintenance 561m² (approx.) block with a sunny north-west facing backyard, this home is ideal for

Land Size : 561 sqm
View : <https://www.ypa.com.au/8539124>

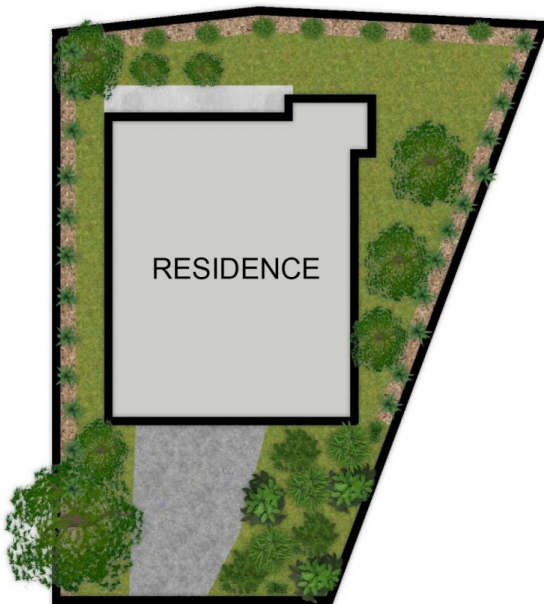


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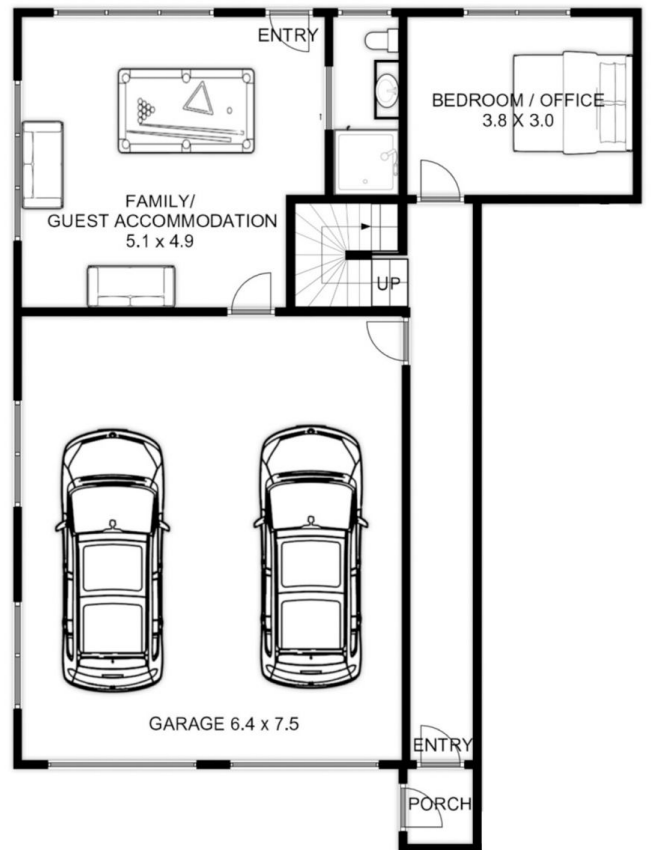


UPPER LEVEL

INTERNAL LIVING AREA
APPROX: 208.1 SQUARE METERS
PORCH AND BALCONY
APPROX: 24.2 SQUARE METERS
GARAGE AND STORAGE
APPROX: 69.6 SQUARE METERS
TOTAL AREA
APPROX: 302.1 SQUARE METERS



SITE



LOWER LEVEL

14 ICARUS COURT TOOTGAROOK

This is an artistic representation. All measurements, dimensions and illustrated areas are approximate. It is the responsibility of all interested parties to verify all data depicted and omitted.