



35 Ronald Street Tootgarook VIC

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Positioned in one of Tootgarook's most sought-after pockets, just 700 metres from the sparkling foreshore and the beloved Kitchen Bar & Café, this original two-bedroom beach house presents an exceptional opportunity to secure your slice of the Peninsula dream.

Price : \$ 780,000
Land Size : 951 sqm
View : <https://www.ypa.com.au/8547207>

Set on a substantial, level allotment of approximately 951sqm, the possibilities here are as vast as the block itself. Whether you envision restoring the existing home to recapture its relaxed coastal character, or starting fresh with a brand-new custom build (STCA), this address provides the perfect foundation for future success.

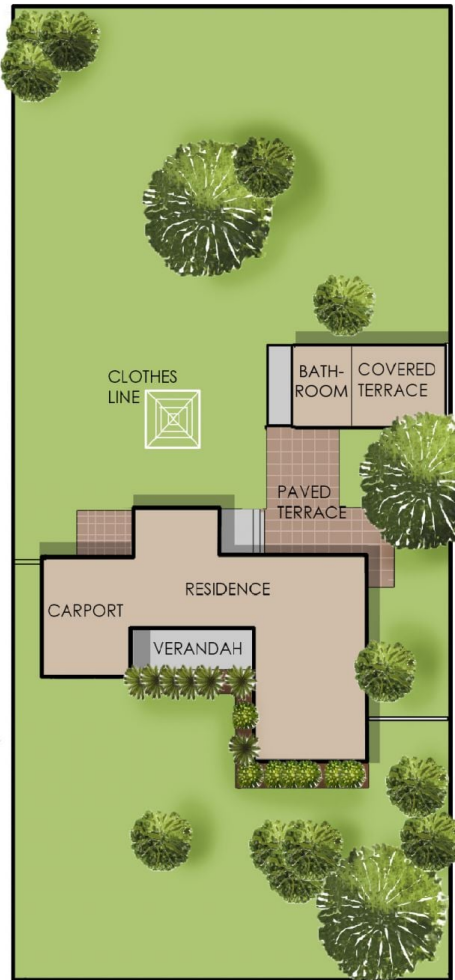
Imagine designing a contemporary seaside retreat complete with sun-drenched decks, a pool, or lush gardens-all within easy walking distance to the beach, cafes, and the laid-back coastal lifestyle that makes



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Internal living area
approx: 10 squares

Verandah and carport area
approx: 3.5 squares

Total area
approx: 13.5 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. ©