

## 63 Leonard Street Tootgarook VIC

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Experience the perfect blend of seaside relaxation and functional design at 63 Leonard Street, Tootgarook. Ideally positioned between the vibrant Rye township and the tranquil shores of Port Phillip Bay, this property offers a lifestyle of convenience and endless possibility.

**Price** : \$ 880,000

**View** : <https://www.ypa.com.au/8585929>

Whether you are a growing family, a hobbyist with big ambitions, or someone looking for multi-generational living options, this home delivers on every front.



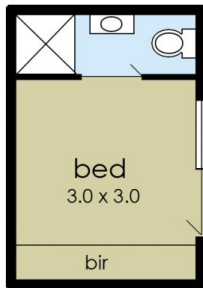
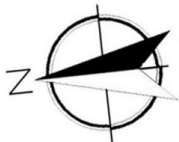
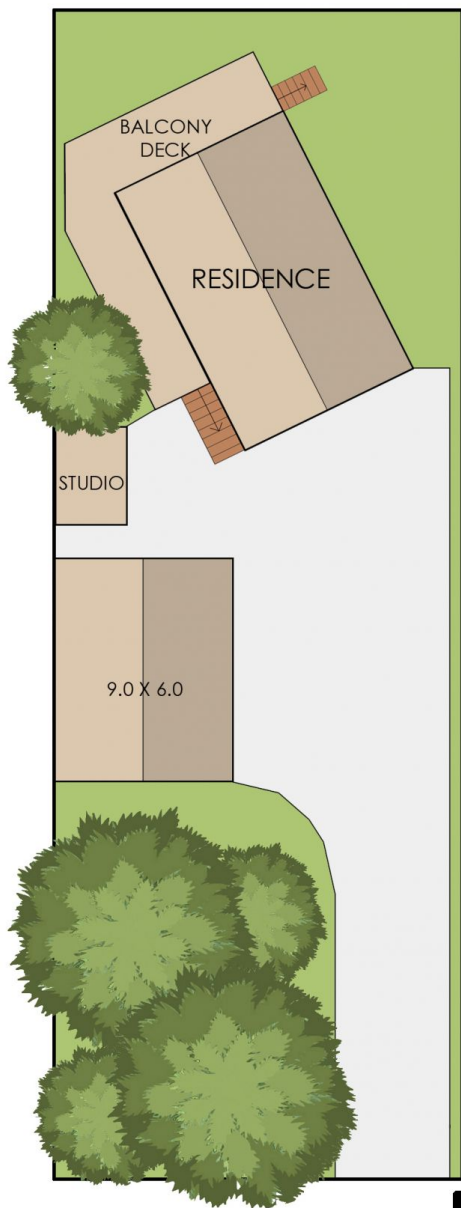
**Chris Fahl**  
0404 668 818



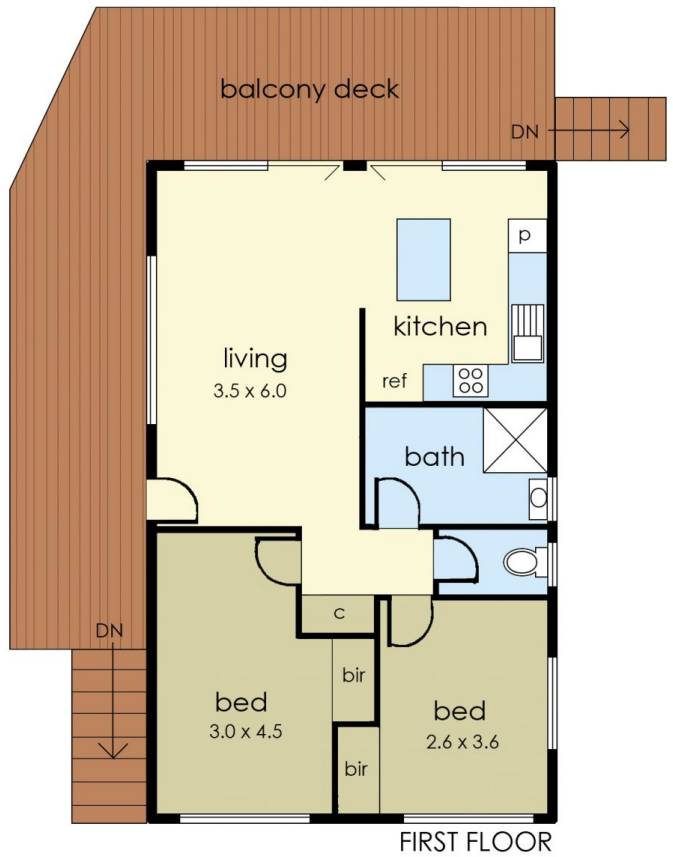
**Brie Bond**  
0432 524 998

### Exceptional Infrastructure & Shedding

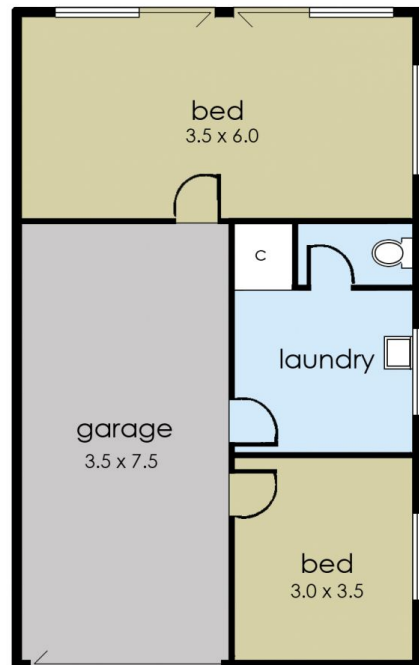
For those who value security and space, the property is fully enclosed with an electric gate leading to a full concrete driveway. The standout feature for any enthusiast is the massive 54sqm shed, complete with a mezzanine level?perfect for boat storage, a workshop, or the ultimate



(not in location)



FIRST FLOOR



GROUND FLOOR

## 63 Leonard Street, Tootgarook

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. ©