



## 77 Alma Street Tootgarook VIC

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Set on a magnificent, level allotment of approximately 683m<sup>2</sup>, this original three bedroom beach house captures the timeless appeal of relaxed seaside living in one of Tootgarook's most accessible pockets.

Just 950 metres from the foreshore and Bay Trail, the property invites an easy, walk to the water lifestyle where mornings begin with salt air and evenings end with coastal sunsets.

Behind its unpretentious façade lies a home rich in character and possibility. The original layout and interiors speak to a simpler era, honest, functional and filled with natural light, offering an exceptional foundation for those seeking a first home, a laid back holiday escape or a classic Peninsula weekender. Comfortable as is, yet brimming with potential, the home also presents an exciting

**Price** : \$640,000 - \$680,000  
**Land Size** : 683 sqm  
**View** : <https://www.ypa.com.au/8590422>



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**Sharnara Ryan**  
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Internal living area  
approx: 10 squares

Carport area  
approx: 2.5 squares

Total area  
approx: 12.5 squares



## 77 Alma 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. ©