

# 13 Ronald Street, Tootgarook, Vic 3941



## House For Sale

Monday, 27 May 2024

13 Ronald Street, Tootgarook, Vic 3941

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 4**

**Area: 758 m2**

**Type: House**



Mal McInnes

## **NEW PRICE \$1,390,000**

RESORT-STYLE ESCAPE WITH POOL JUST 650M TO THE BEACH Encapsulating all the tranquility and beachside privilege the Peninsula is sought out for, this contemporary four-bedroom, three-bathroom home moments from the shore pairs free-flowing sun-drenched spaces with a resort-inspired ambience. An easy stroll to the local shops, wine bar and primary school, the custom designed owner-built residence delights with both formal and informal living and dining zones. A bank of sliding glass doors encasing the front lounge glide open to a sunset deck, providing the perfect outdoor locale to unwind at the end of the day with a crisp glass of wine. Uniting function and form, the ergonomically designed contemporary kitchen boasts stone benchtops, an elevated Asko dishwasher, dual Kleanmaid steam and convection ovens, a Kleanmaid induction cooktop, InSinkErator and elegant shaker cabinetry. French doors off the family room open to the solar heated swimming pool encircled by an alfresco patio and an easy-to-maintain private garden, which will no doubt form the backdrop of endless barbecues, lunches, brunches and summer soirees for many years to come. Flexibly configured, the layout provides an inviting main bedroom with walk-in robe and a deluxe spa ensuite branching off the entry hall, while the spacious guest room incorporates a shower ensuite and sliding glass doors directly to the pool area. A full third contemporary bathroom, a large laundry, evaporative cooling, slab heating, new ducted vacuuming, an alfresco shower, new pool equipment, new water tank, an alarm system and an extra high over-sized double garage with internal access are among a list of inclusions, which will appeal to both permanent residents and weekenders. A five-minute drive to the major shopping of Rosebud, the property is a short zip to the surf coast, hot springs, golf courses, hiking trails, horse riding, yachting facilities, wineries, breweries and bustling Rye town centre. To be notified when inspections of this property are available, to be sent a copy of the Contract and advised of property updates, simply submit an enquiry on this page. Belle Property is proud to be offering this property for sale. For further information, please contact Mal McInnes on 0415 502 316 or [mal.mcinnnes@belleproperty.com](mailto:mal.mcinnnes@belleproperty.com) Disclaimer: Whilst every care has been taken in preparing the property information, it is to be used as a guide only. Please refer to the appropriate legal documentation to complete your due diligence.