

# 17 Marshall Street, Tootgarook, VIC, 3941

## Sold House

Friday, 14 April 2023

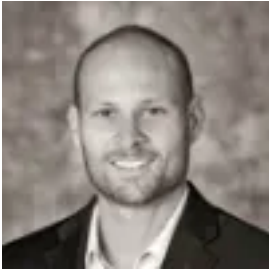
17 Marshall Street, Tootgarook, VIC, 3941

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Type: House



Jayden Seers



Steve Granger

## Seaside Charm

Blending the charm of an original coastal holiday home with recent aesthetic updates, this home presents a choice of multiple futures. Ideally situated for short stay accommodation only 250m (approx.) from the shallow shoreline and 1km (approx.) to Rye's coastal township. Surrounded by pristine coastline this level allotment encourages exploration from investors, developers and owner occupiers alike.

Fresh-faced behind a flourish of native gardens, timber decking and an expansive window wall reveal a space exceeding expectations. Met with an open plan living domain underpinned by timber flooring, a refreshed atmosphere unites a simple interior with green outlooks at every opportunity. Amplifying space with an island bench, the kitchen comprises Blanco appliances, tiled splashback and breakfast bar with an adjoining meals area.

Complete with built-in robes and integrated vanities, four generous bedrooms prioritise green outlooks to complete the restful atmosphere. Two separate bathrooms service the home, while generous proportions present scope to enhance the design (STCA).

Resting at the rear, a second living area opens to an additional timber deck a step above the grassy backyard.

Allowing the imagination to run wild this space allows for children to play, and develops to envision a new future for the allotment. Split-system air conditioning, gas heating, oversized single lock-up garage, dual entrance cross over and secure off- street parking for boat/caravan add further appeal to the immediate condition of this residence.