

2 Aden Court, Tootgarook, Vic 3941

House For Sale

Monday, 18 March 2024



2 Aden Court, Tootgarook, Vic 3941

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 614 m2

Type: House



Jarrod Wolf
0433404168

\$680,000 - \$748,000

In this serene court location bordered by bushland reserves, and along a driveway through lush native gardens, you'll discover this 3-bedroom property. Perfect for long-term/holiday investment, or 1st home buyers/downsizers, it's ready for renewal or could be a great opportunity for rebuilding to create a wonderful coastal escape, subject to council approval. Step inside to a generously proportioned lounge/meals with split system reverse cycle air-con unit and wall furnace, plus a classic kitchen with freestanding oven/gas cooktop and plenty of storage. A doorway leads through to the sleep zone where you'll find 3 good-sized bedrooms with BIRs. These are serviced by a bathroom with bath, shower, vanity and separate toilet, with a large laundry alongside which includes storage and external access. In addition to the spacious garden at the front of the property, it also boasts 2 covered entertaining areas which include a patio accessed from the living/dining room, and a large deck which opens from the 2nd bedroom. The property also features ample off-street parking along the drive, a large single carport, and 2 garden sheds. Set between the tranquil bay and rugged back beaches and close to local amenities, the home's peaceful location is within minutes of shopping hubs, schools, and some of the region's best attractions including golf courses, hot springs, wineries, and stunning beaches.

- Spacious lounge, kitchen/meals
- 3 bedrooms (BIRs)
- Bathroom, separate toilet, laundry
- 2 covered alfresco spaces
- Large gardens, OSP, carport
- Potential for renovation/rebuild (STCA)
- Peaceful location

<https://www.obrienrealestate.com.au/office/obrien-real-estate-frankston/22161>