

22 Avocet Court, Tootgarook, Vic 3941



Sold House

Friday, 1 September 2023

22 Avocet Court, Tootgarook, Vic 3941

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 2390 m2

Type: House



Amy Fennessy

0359864900

\$1,200,000

Nestled on half an acre of prime coastal land, this captivating home exudes character and charm. Surrounded by lush, established country gardens adorned with fruit trees, you'll relish in the tranquility of the seaside air and the expansive space this property offers. Welcome to a haven where lifestyle and opportunity converge seamlessly. A winding, private driveway leads to a recently rejuvenated 3-bedroom + studio/ 4th bedroom, 2-bathroom residence that is truly one of a kind. Enhancing its allure is a rear studio complete with hot and cold water facilities, including a sink. Additionally, a second studio awaits, poised to serve as a remarkable home office or a space for your creative pursuits. This meticulously maintained home caters to every discerning need. The interior boasts a refreshing coastal aesthetic, characterized by cool tones that effortlessly blend the outdoors with the indoor space. Sunlight bathes every corner, emphasizing the sense of openness. The living experience extends to the north-facing outdoor entertaining area where you can savor meals amidst the peaceful surroundings - a genuine touch of country living by the coast. Key features that underscore the home's charm:

- Indulge in the comfort of the master suite, complete with a walk-through robe, ensuite, and a ceiling fan for perfect climate control.
- Two additional bedrooms, each appointed with built-in robes and ceiling fans, ensure ample space for family or guests.
- Functional kitchen, equipped with modern conveniences such as a dishwasher, double sink, and gas cooking facilities.
- The newly installed timber floors, fresh paint, and exposed beams enhance the home's aesthetics, showcasing a seamless blend of modern and rustic elements.
- Stay cozy with the wood heater and enjoy the convenience of the split system heating/cooling, providing ideal indoor temperatures year-round.
- The convenience of a spacious laundry with external access adds to the practicality of the home.
- Ample storage options are available in the form of large sheds, perfect for housing boats, caravans, or additional vehicles, along with off-street parking.

The property is fully fenced and secure, ensuring your privacy and peace of mind. Located in the highly sought-after and tightly held enclave of Tootgarook, this exclusive pocket offers a unique blend of country charm and coastal allure. Rarely does a property of this caliber, in such a prime location, with a plethora of features, enter the market. If you dream of a lifestyle defined by coastal relaxation and the pleasures of your own private oasis, this property is a realization of that dream. Embrace the opportunity to make this exceptional property your own and experience the epitome of coastal living.