

# 24 Bona Street, Tootgarook, Vic 3941

## Sold House

Wednesday, 20 March 2024

24 Bona Street, Tootgarook, Vic 3941

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 798 m2

Type: House



Ryan Wallace



Jack McMaster  
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**\$2,035,000**

A true testament to refined and energy efficient living by the bay, this newly constructed four bedroom home plus study transcends the ordinary with it's perfect fusion of Hampton's style allure and low maintenance living, all within a short walk to the crystal waters of Port Phillip Bay. Immaculately presented across a spacious single level, the residence boasts a perfect blend of luxury and low-maintenance ease designed for the modern family and lovers of coastal living. Upon entering the home you are greeted by a light and airy hallway, and solid Tasmanian Driftwood timber floors which flows to the master bedroom with walk in robe and ensuite. With soaring vaulted ceilings and highlight windows, enter your escape into a provincial style open plan living, dining and kitchen, featuring brushed nickel tapware, farmhouse undermounted sink, stone benches and butlers pantry. Three sets of stylish French doors blend the indoor and outdoor living effortlessly, opening up to a sun-drenched North-facing alfresco, backyard and solar heated pool – perfect for those Summer weekends entertaining friends and family. An extensive inclusions list is available upon request however some notable features: - Highly energy efficient 6+ star home- Zoned reverse cycle ducted heating and refrigerated cooling plus gas log fire- 2.7m ceilings throughout plus feature vaulted ceiling and highlight windows- Fully landscaped gardens and automatic irrigation- Solar heated, salt-chlorinated pool- External travertine tiling- Window furnishings include venetian shutters, decorative share curtains and blinds- 10 year structural warranty Just a few minutes from Rye's restaurant strip, Blairgowrie village, iconic golf courses and the surf coast, this premium property has it all. Expressions of Interest by 22nd April at 2pm Contact Ryan or Jack at JR Property to register your interest as this one won't last long.