

**32 Booran Parade, Tootgarook, Vic 3941**



**Sold House**

Wednesday, 20 March 2024

**32 Booran Parade, Tootgarook, Vic 3941**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Contact agent

Welcome to your dream home nestled in the heart of a serene countryside, where tranquility meets coastal charm. This magnificent two-storey, four-bedroom abode awaits, offering a quintessential blend of traditional allure and modern comforts. Situated on an expansive half-acre block (approximately 1997m<sup>2</sup>), this picturesque residence boasts breathtaking rural vistas that will captivate you from every angle. As you step inside, you're greeted by the warmth of polished floorboards that lead you through a sunlit haven. The sunken lounge beckons with its pitched ceilings, solid wood heater, and split system reverse cycle air conditioning, promising cozy evenings by the fire or cool retreats on balmy summer days. The spacious bedrooms offer ample accommodation, each exuding its own unique charm and character. The renovated kitchen is a chef's delight, featuring contemporary amenities while retaining its timeless appeal. Character-filled bathrooms add to the allure, offering a touch of nostalgia with modern convenience. With its generous proportions, the upstairs bedrooms present an exciting opportunity for conversion into a second living space, lounge, or media room, limited only by your imagination. Step through the timber bi fold doors, outside onto the expansive rear deck, bathed in sunlight from the northwest, where you can entertain guests or simply unwind in blissful solitude. An automatic awning provides shade at your command, while manicured gardens, nourished by a reticulated bore, create a tranquil backdrop for outdoor living. Should you desire additional accommodation, there's room to expand with the potential for a granny flat, offering flexibility to suit your lifestyle needs. And with ample shedding for extra vehicles, boats, or even a workshop, the possibilities are endless. With its perfect fusion of coastal and traditional elements, this storybook home offers a rare opportunity to embrace the joys of country living without sacrificing modern convenience. Don't miss your chance to make this enchanting retreat your own slice of paradise. Book your inspection today and start living the life you've always dreamed of.