

**43 Kareela Drive, Tootgarook, Vic 3941**



**House For Sale**

Thursday, 14 December 2023

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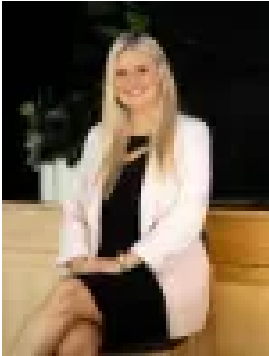
**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 5**

**Area: 1161 m2**

**Type: House**



Jade Springer  
0359852600

**\$1,100,000 - \$1,210,000**

Presenting a spacious floorplan spread across two generous levels, and grand proportions at every turn, this gorgeous family home positioned on a large allotment of approximately 1,161\*m2 will be sure to impress and delight. Offering comfortable accommodations including four bedrooms (primary bedroom featuring ensuite and built-in-robe), three bathrooms, three spacious living rooms featuring multiple wet bars, a wood burning fire, plus a stunning open fireplace with grand stone hearth and surround, this incredible property also offers ample storage, central heating, wraparound veranda which enjoys beautiful garden and bay views, plus a huge double garage & workshop with additional rear storage (or space for an additional car). Beyond large internal stacker doors, a huge undercover entertaining space with soaring vaulted ceilings, polished timber floors, skylights, outdoor cabinetry, and ceiling fan acts as a stunning extension of the interior living room, and also features a convenient servery window from the kitchen, making the transition from food preparation to service a seamless one. This incredible outdoor space also presents a large undercover alfresco area complete with built in BBQ. The lower level of the home offers an ideal solution for guest accommodation or children's wing (with large rumpus area), under stair storage, and full bathroom. Located just minutes from a wide variety of local amenities including shopping, restaurants, cafes, and recreational activities – from this peaceful yet convenient position, everything you need is either on your doorstep or not far away. Property Features Include - Four bedroom, three bathroom family home.- Three large living rooms.- Central heating for ease of use as well as a stunning open fireplace with grand stone hearth and surround, plus a separate wood burning fire for beautiful warmth and ambiance on colder days. - Two wet bars- Large stacker doors that open from the lounge to the covered BBQ alfresco area - perfect for entertaining – plus a sliding servery window from the kitchen.- Manicured terraced gardens all fit out with auto timed irrigation via the bore.- Wraparound veranda with garden and bay views.- 20 solar panels.- Huge double garage & workshop with additional rear storage (or space for an additional car).- Separate parking area perfect for caravan/boats/electric vehicle with access to power for charging. - Secure Cat/chicken enclosure.- 10 minute walk to dog friendly Trueman's Road rec reserve. - Walking distance to local cafes (less than 10 mins to A Good Little thing/Guest Street pizza and pasta and about 15 mins to the Hidden kitchen). \*All distances and measurements are approximate only.