

57 Plain Street, Tootgarook, Vic 3941



House For Sale

Wednesday, 31 January 2024

57 Plain Street, Tootgarook, Vic 3941

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Damien Murphy
0411606163

\$1,250,000 - \$1,335,000

Brand new, brilliantly located and complete with Builders Warranty, this is an unparalleled love-and-live or lock-and-leave lifestyle opportunity! Styled to suit every style of leisured beachside lifestyle with an adaptable 4 bedroom plus study area, 2 bathroom design, this multi-living, multi-purpose, multi-generational home has a place for everyone, a space for every occasion... and a location with access to it all! Endlessly accommodating with a focus on master-suite privacy, this super-smart design features a dedicated rear master-domain (encompassing a garden-view bedroom, ensuite and walk-through dual mirrored robes), a quiet secondary bedroom wing, and a second suite-style bedroom zoned well-apart from the kids. Providing space to lounge, dine, entertain and relax across four separate living areas, this cleverly conceived design features open plan living flowing through dining to an all-season al fresco zone, a separate rumpus-room opening to its own paved area, and a quiet lounge with break-out study area; perfect to work, play or to let the kids make a little noise! Presented in impeccable as-new style with a state-of-the-art prestige appliance kitchen with 900mm range, and luxe fully-tiled bathrooms (one a dual-vanity ensuite, main with freestanding bath and separate powder-room), the home is styled for easy maintenance with hardwearing oak floors, plush charcoal carpets, no-fuss stone benchtops, and quality window-furnishings including luxe roof-hung sheers. A quality Hebel-build with Colorbond roofing, lofty square set 2.7m ceilings and data hard-wired back to NBN, the home goes beyond prestige with Samsung electric refrigerated air-conditioning and heating, Dahua CCTV, Ness alarm and Tuya Smart intercom. There's even all you need to go above and beyond energy-efficiency with a 14 panel, 8.77kW inverter solar system plus solar hot-water. Set in on the perfect-sized block with established low-maintenance landscaping to the front and lush lawns to the rear, even the car accommodation goes above and beyond - with a through-access double auto-garage with an epoxy floor and a full wall of storage. Just steps to the bus to the shopping centre, beach and Sorrento, half a dozen blocks to the front beach, a happy stroll to Tootgarook Primary School and a minute to the major supermarket and shopping centre at Rye, this stylish lifestyle opportunity is well-positioned to enjoy every aspect of Peninsula life. At the gateway to the lower Peninsula, there are the blue-chip shopping, restaurants and ocean beaches of Sorrento and Portsea within easy reach, Gunnamatta's patrolled ocean beach within minutes...as well as world class golf courses including RACV's Cape Schanck links, Fingal's hot springs and spas, St Andrew's beaches and breweries...even Red Hill's wineries! For more information, please contact Damien Murphy on 0411 606 163 from Barry Plant today. ALL ENQUIRIES MUST INCLUDE A CONTACT NUMBER.