

**59 Booran Parade, Tootgarook, Vic 3941**



**Residential Land For Sale**

Thursday, 11 January 2024

59 Booran Parade, Tootgarook, Vic 3941

Area: 666 m2

Type: Residential Land



Nicky Hunt

**\$400,000 - \$440,000**

Introducing an exceptional opportunity at 59 Booran Parade, Tootgarook. This exclusive property, nestled on a private 666sqm approx. of prime real estate, boasts a generous 15m street frontage. Representing a rare find in the highly sought-after Tootgarook area, this parcel of land is perfect for investors or home builders looking to create their dream residence (subject to council approval). The current land offers a spacious blank canvas, providing ample room to construct a lifestyle home of your dreams. With plenty of additional space available, you have the flexibility to add desired amenities like a small swimming pool, or a separate studio (subject to council approval). Alternatively, seize the opportunity to secure this valuable land now and preserve its potential value for the future. Blocks of this size are becoming increasingly scarce in the local area. Notable features of this remarkable property include:

- Privacy and seclusion, surrounded by high calibre housing
- A short drive to pristine Bay and Ocean back beaches
- Mostly cleared for building, with selectively preserved trees for landscaping and privacy
- Conveniently located just over an hour from the Melbourne CBD, with many permanent neighbours
- Surrounded by world-class wineries and restaurants
- Proximity to Peninsula Hot Springs, premier golf courses, and equine activities
- Pleasurable drive to Arthur's Seat Eagle Chair Lift and numerous picnic grounds
- Abundance of yacht clubs, boating facilities, and launching options in the vicinity

Proudly Marketed By Nicky Hunt at Ray White Rye