

62 Guest Street, Tootgarook, Vic 3941



House For Sale

Wednesday, 12 June 2024

62 Guest Street, Tootgarook, Vic 3941

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 747 m2

Type: House



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\$800,000 - \$850,000

This immaculate original beach house offers a rare opportunity to indulge in seaside serenity just moments from the pristine shores of Port Phillip Bay. Impeccably maintained, this four bedroom, one bathroom coastal retreat exudes a sense of charm and character, inviting you to embrace a relaxed seaside lifestyle. Bright and airy interiors beckon with natural light, while the comfort of ducted heating and cooling, along with three ceiling fans, ensures year-round comfort. Step outside and discover your own private oasis – an expansive enclosed outdoor patio, perfect for unwinding after a day at the beach or hosting gatherings with loved ones. With space to relax, dine, and entertain, this outdoor retreat epitomizes the essence of coastal living. For added convenience, this property features a double garage, providing ample space for vehicles, watercraft, and storage. Nestled at the rear of the garden, amidst lush surroundings, sits a charming, self-contained hardy plank bungalow complete with a large bedroom, one bathroom, living space and full kitchen. Exuding a cosy atmosphere and offering a retreat-like ambiance, this fantastic additional space offers flexibility and an array of possibilities to utilise as either a home office, fourth bedroom, luxury Airbnb guest pod, or in law accommodation. Positioned just 1.2*km to the foreshore, and only a short drive to the Rye Village, as well as within easy reach of an exciting variety of local attractions including world class golf courses, award winning wineries, luxury day spas, and rugged adventure trails – turn your wildest peninsula dreams into reality at 62 Guest.

Main House Features:

- Spacious main house comprising three bedrooms and one bathroom.
- Separate laundry room.
- Enjoy comfort year-round with ducted heating and cooling.
- Three ceiling fans to keep air circulating and maintain a comfortable atmosphere.
- Westinghouse oven for your culinary delights.
- Ample parking space with a large double car garage.
- Relax or entertain in the expansive enclosed outdoor patio.
- Access to bore water for environmentally friendly landscaping.
- Enjoy consistent hot water with a gas water heater.

Bungalow Features:

- Charming hardy plank bungalow with a cosy atmosphere.
- Stay cool during hot days with a split system Mitsubishi air conditioning.
- Well-designed layout featuring one bedroom, one bathroom, a spacious living room, and full kitchen.
- Perfect for guests, extended family, or as a rental opportunity/Airbnb.
- Additional electric water heater.

*All distances and measurements are approximate only.