

88 Russell Street, Tootgarook, Vic 3941



House For Sale

Monday, 8 January 2024

88 Russell Street, Tootgarook, Vic 3941

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 695 m2

Type: House



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\$1,550,000 - \$1,650,000

Representing a rare and outstanding opportunity to secure a brand new property built by the prestigious Dennis Family Homes, this incredible four bedroom, two bathroom beachside residence offers a huge 313 sqm of supreme comfort and must have luxury appointments and promises to be everything you expect plus so much more. Built on a large level allotment of approximately 697*m2 and positioned just 650*m to the calm waters of Port Phillip Bay, the property makes an immediate impression as you discover the many quality internal and external finishes on offer, including timber laminate flooring throughout, ducted heating, refrigerated cooling, double glazed windows, fully equipped butlers pantry, quality appliances and stone countertops. The interior floor plan offers room to grow with a huge open plan kitchen/dining/family area, plus two additional separate living rooms, a spacious master bedroom featuring an ensuite bathroom and two walk-in-robos, full laundry room, powder room, and a large outdoor undercover entertaining area. Additional features include a 900mm oven, built in microwave, soundproof wall batts, and a remote double garage with internal access. Enjoying a sunny north facing rear yard and positioned in a sought after location - just streets away from Rye and minutes to an exciting variety of local attractions and amenities including golf courses, day spas, hiking and nature trails, and a selection of some of the best restaurants and cafes on offer - living on the Southern Mornington Peninsula doesn't get better than this! Property Features Include:- Brand new 6-star energy rated four bedroom, two bathroom family residence built on a generous 697*m2 allotment.- Freshly landscaped low maintenance garden with large grass areas for summer games and an external gas supply for easy bbq installation. - Positioned just 650*m to the foreshore in a quiet location without seasonal camping areas.- Showcasing spacious, zoned living including a huge open plan kitchen/dining/family area, plus two additional separate living rooms and a large outdoor undercover entertaining area.- Primary bedroom featuring ensuite and two large walk in robes.- Powder room, study and laundry with external access.- Full chef style kitchen including a 900mm oven and 6-burner gas cooktop, built-in microwave, stone benchtops, plus a large butler's pantry featuring dishwasher, 4-burner gas cooktop, and range hood.- Soundproof wall batts, double glazed windows, ducted heating and air conditioning, solar water heater, NBN ready and 6-star energy rated.- Oversized double garage with remote.- Built with termite barrier protection throughout.*All distances and measurements are approximate only.