



1 Romney Avenue, Tootgarook FOR SALE



Exceptional living only 60 metres to the beach

With a location that is second to none, wedged in between the picturesque White Beach and Romney Park and showcasing incredible family delights including dual living zones, this five-bedroom, two-bathroom, three-car space residence is your beachside destiny only 60 meters from the sea.

Immaculately rejuvenated throughout the years and well-presented for buyers to move in and live without having to lift a finger, this smart and stylish single-level sanctuary has a wealth of highlights. Beautiful original floors and a warming open fireplace define the spacious living and dining zone, which has a seamless flow out to the indoor-outdoor rear entertaining area. This stunning and versatile indoor-outdoor hub also features a fireplace and kitchen and will be a bustling hub of activity through all of Melbourne's seasons for anyone who enjoys hosting friends and family for dinners and drinks.

The dazzling kitchen has a modern edge thanks to stone detail, an island bench, and quality stainless-steel appliances including a 900mm cooktop and oven. There is also a large servery from this living/kitchen area to the indoor-outdoor entertaining space. Three bedrooms at the front of the property all feature built-in robes including the spacious main bedroom, while there are two more bedrooms at a separate and detached studio section of the property at the rear, which is where you also get to enjoy the sizeable second living area.

Other property extras include two stylish bathrooms, laundry, reverse cycle heating and cooling, ceiling fans, a wonderful back area with an outdoor spa, deck, and shed and off-street parking. Close to Tootgarook Primary School, Rosebud Secondary College, local shops on Point Nepean Road including Woolworths supermarket, Truemans Road Recreation Reserve and local buses.

Disclaimer: All information contained herein is obtained from property owners or third-party sources which we believe are reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested person/s should rely on their own enquiries.

Features

2 Toilets
Built-In Robes
2 Living Areas



Mark Kainey

Principal - Mark Kainey Property

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Open Fireplace
3 Open Spaces For Vehicles
Air Conditioning



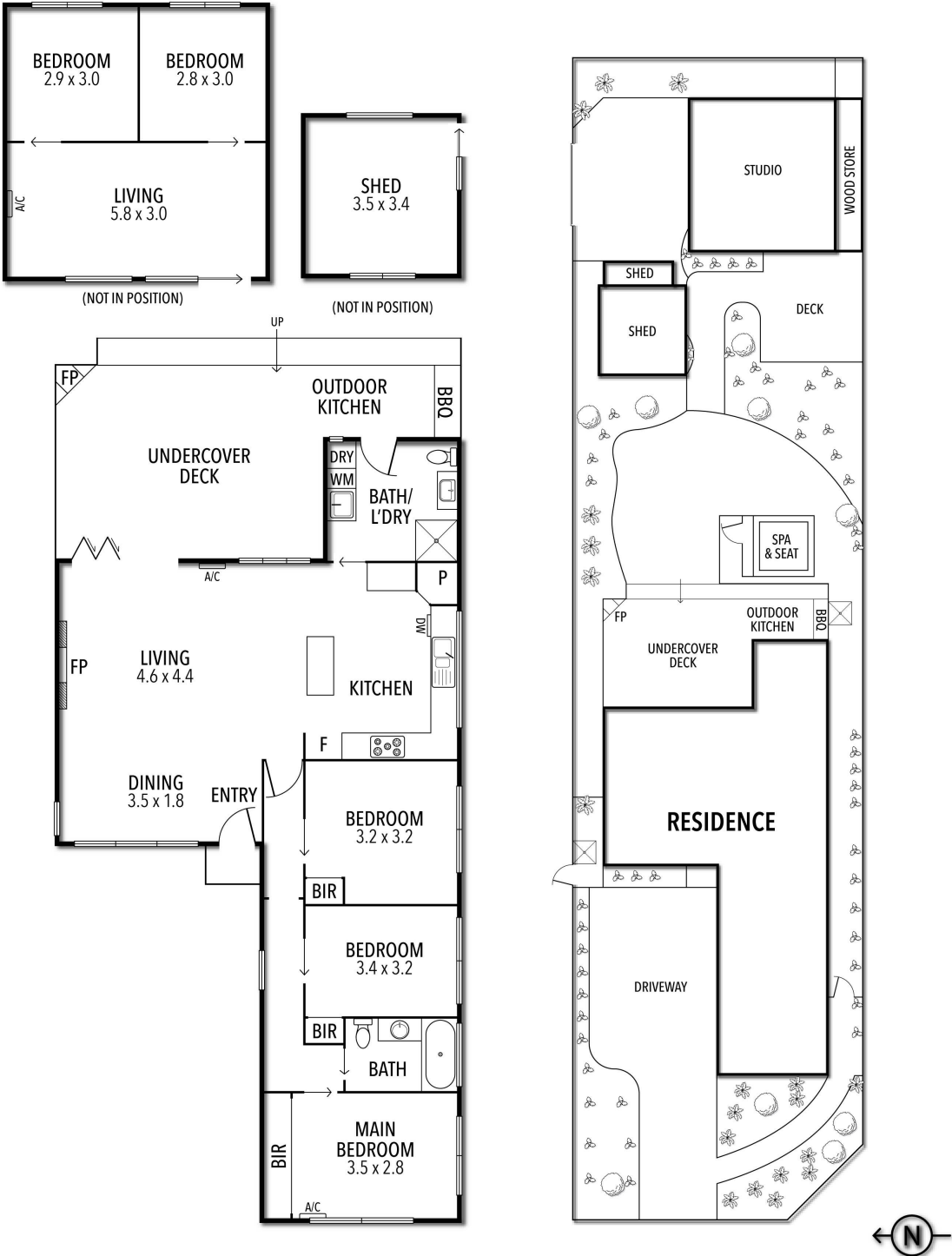
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THE ABOVE PLAN IS AN ARTIST'S IMPRESSION ONLY, IT INCLUDES ELEMENTS THAT ARE FOR DISPLAY PURPOSES ONLY AND MAY NOT BE TO SCALE. LANDSCAPING SHOWN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE.

Scale in metres. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.