

1 Royal Troon Avenue, Tallwoods Village, NSW 2430



House For Sale

Friday, 3 May 2024

1 Royal Troon Avenue, Tallwoods Village, NSW 2430

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Area: 767 m2

Type: House



Daniel Garton
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Offers Invited

Discover the epitome of coastal living in Tallwoods Village's most coveted enclave. Presenting an architecturally significant, half-completed residence that promises an unparalleled lifestyle with sweeping ocean and golf course vistas. Here's your chance to complete the canvas and create a masterpiece.

Property Features:

- Four Expansive Bedrooms:** Each is designed as a personal sanctuary the three ground floor bedrooms all have walk-ins, With the master bedroom offering a large ensuite, walk-in robe and external access to the large deck overlooking the amazing views!
- Triple Car Garaging:** Comprehensive space for vehicles and hobbies, complemented by a dedicated workshop area downstairs.
- Self-Contained Granny Flat:** Perfect for multigenerational living, guest accommodations, Airbnb or a sophisticated home office.
- Expansive Entertainment Decks:** Designed for grand-scale entertaining with seamless integration from the open-plan living areas.
- Low-Maintenance Grounds:** A blank slate garden, offering simplicity or the opportunity for your horticultural creativity.
- Secluded Setting With Guest Parking:** Ensuring utmost privacy and tranquillity with minimal traffic disturbance and a 3 bay car park directly across the road.
- Partially Completed Structure:** The hard part is done with the foundational work complete, now unleash your creativity to shape the rest.

Investment Highlights:

- Value-Add Potential:** Personalize the finishes to your exacting standards and significantly enhance the property's value.
- Income-Generating Possibilities:** The granny flat offers a lucrative opportunity for rental income.
- Prime Location:** Benefit from the desirability of Tallwoods Village, a location synonymous with luxury and leisure while being positioned between three major towns of Taree and Forster/Tuncurry.

Inclusions: A comprehensive list of negotiable inclusions awaits, featuring premium materials such as Jarrah hardwood class 1 flooring, high-quality external cladding, and an array of windows and sliding glass doors.

Location Perks:

- Coastal Serenity:** Moments away from idyllic beaches, offering a daily retreat into nature's beauty.
- Golfer's Dream:** A short golf cart ride to the prestigious clubhouse allowing you to finish up at the 19th hole for a celebratory drink.
- Convenient Proximity:** Easy access to essential amenities including shopping centres, schools, and parks.
- Transportation Ease:** Well-connected to major highways and public transportation, ensuring a smooth commute.

Nestled on a generous 767.3 sqm block, strategically situated between Taree and Forster/Tuncurry, this property offers unparalleled access to coastal delights and essential conveniences. Embodying the essence of luxurious coastal living, it awaits your finishing touches to become a true masterpiece. Don't let this prime opportunity slip away! Act now and make this coastal gem yours! Call Daniel Garton Today on 0428 33 7171 as tomorrow may be too late!

Disclaimer: The property is offered in its current state, with the completion of construction being the purchaser's responsibility.