

**23/17 The Boulevard, Tallwoods Village, NSW 2430**



**Townhouse For Sale**

Friday, 17 May 2024

23/17 The Boulevard, Tallwoods Village, NSW 2430

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Daniel Garton  
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## Offers Invited

Discover the idyllic Lakeside Gardens community in Tallwoods Village, where luxurious facilities ensure a perpetual holiday vibe. This property is a rare gem, perfect for downsizing in style or investing in a holiday home. Golf enthusiasts will also appreciate its proximity to Tallwood's acclaimed 18-hole golf course (membership required). Enjoy sun-soaked days by the pool or engage in a friendly tennis match with neighbours. Black Head's sandy shores and sparkling ocean pool is just a stone's throw away, along with the Tavern, Bowling Club, Shopping Complex, and Cafes all within 5km (approx.). This contemporary townhouse spans two spacious levels, meticulously revamped for low-maintenance living. Highlights include: - Impressive Open Plan Living: The lounge room flows onto a large enclosed deck overlooking the pool and tennis court while the dining room adjoins the northern balcony, perfect for enjoying the winter sun. - Stylish Kitchen: The sun-drenched, updated kitchen with 40mm Caesar stone bench tops, Miele dishwasher, waist height Miele oven, 900mm electric cooktop and large under-mount farmhouse sink is an ideal space to cook up a storm while enjoying the conversation with the open layout. - Comfortable Features: Ducted air conditioning and gas heating are available to ensure year-round comfort while the ceiling fans, louvred windows and coastal location encourage the breeze throughout. - Master Suite: The well-appointed master suite grants access to the outdoor deck. His-and-hers built-ins, along with a discreet walk-in/through wardrobe, lead to the ensuite. - Ground floor: Offers two extra-large bedrooms and a central bathroom as well as access to the undercover heated spa and vibrant private courtyard through the laundry. - Additional Space: Garage & Storage: Oversize double remote garage with internal access and room for a home gym or golf buggy. - Guest parking: Ample parking bays within the complex, plus two additional spots in front of the garage for guests. - Room to Breathe: This is a freestanding townhouse, separated from any neighboring homes. Please note: The convenient layout offers potential for future modifications for an elevator. Levies: approx. \$670.51 per quarter Mid Coast Council Land and Water Rates: approx. \$723 per quarter Don't miss this opportunity to join the exclusive Lakeside Gardens community. Call Daniel Garton today on 0428 337 171 as tomorrow may be too late!