



SOLD



Failford, 99 Angus Drive

NEW TO MARKET

Nestled in a prime position, this modern brick home offers the perfect blend of convenience and luxury. Centrally located approximately 12 minutes North of Forster/Tuncurry and 18 minutes South of Taree, with the stunning beaches of Hallidays Point to the East, this property is ideally positioned for relaxation and accessibility.

Step inside to discover a spacious family haven featuring four bedrooms and a versatile home theatre that can easily serve as a fifth bedroom. The heart of the home is the stylish two-tone kitchen, complete with 40mm Caesarstone benchtops, a dishwasher, and a breakfast bar that overlooks the backyard. The kitchen seamlessly flows into the open-plan living area, where triple stacker sliding doors lead to a generous 5.4m x 3.4m undercover alfresco area, perfect for entertaining while enjoying views of the 8 x 4.2-meter saltwater pool.

The property boasts a double garage with internal access, complemented by an additional

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For Sale
Price Guide \$1,225,000

View
ljhooker.com.au/1QYFF7G

Contact
Daniel Garton
0428 337 171
dgarton@ljhtaree.com.au



LJ Hooker Taree
(02) 6552 1133

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

three-bay machinery shed with separate accommodation. This offers ample space for guests or potential rental income. The near-flat block ensures easy maintenance, while dog-proof fencing provides peace of mind for pet owners.

Energy efficiency is a highlight, with this north-facing home's 16-panel 5kW solar power system reducing your carbon footprint. Inside, the home is comfortable year-round with ducted air conditioning and a slow-combustion woodfire, while warm and easy-care vinyl plank flooring adds a touch of elegance.

The master bedroom is a true retreat at the opposite end of the home, It features an ensuite with a double vanity and a walk-in robe. The neutral colour palette throughout the home is versatile for all decor and furnishings.

This property is a rare find, offering a blend of modern amenities and thoughtful design in a sought-after location. Don't miss the opportunity to make this exceptional house your new home.

Contact Daniel Garton today on 0428 33 7171 as tomorrow may be too late!

More About this Property

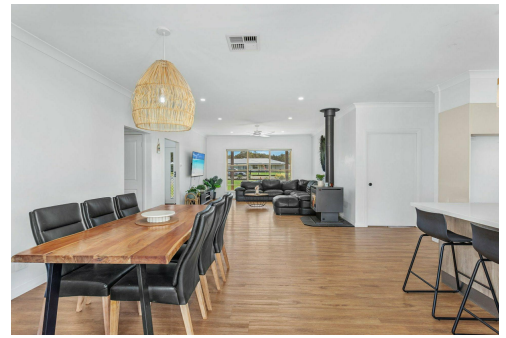
Property ID	1QYFF7G
Property Type	House
Land Area	5000 m ²
Including	Ensuite Air Conditioning Ducted Cooling Ducted Heating Pool Dishwasher Built-in-Robes Secure Parking Solar Panels

Daniel Garton 0428 337 171

Licensed Real Estate Sales Specialist | dgarton@ljhtaree.com.au

LJ Hooker Taree (02) 6552 1133

227 Victoria Street, TAREE NSW 2430
taree.ljhooker.com.au | taree@ljhtaree.com.au



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This floorplan including fixture measurements and dimensions are approximate and for illustrative purposes only

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