






19 The Boulevard, Tallwoods Village

## Stylish Family Home with Office, Pool & Amazing Entertaining on flat 1,016 sqm approx Block

Set on a rare 1,016 sqm (approx) level block, this beautifully presented single-storey modern home offers space, comfort and lifestyle with quality upgrades throughout. With generous indoor living and a stunning outdoor entertaining area, this home is perfectly suited for families, professionals working from home, or those who simply love to entertain.

### Property Features:

- 3 spacious bedrooms + fully equipped home office - ideal for working from home or easily used as a fourth bedroom or guest space;
- Modern designer kitchen - featuring a stunning 60mm Caesarstone island bench, high-end appliances, and plenty of cupboard and preparation space for everyday cooking or entertaining;

3  2  3 

**FOR SALE**  
\$1,099,000

### AGENTS

Luke Crane  
0419 279 776  
luke.crane@ljhft.com.au

### AGENCY

LJ Hooker Forster | Tuncurry  
(02) 6591 6400

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.

 **LJ Hooker**

- Beautiful Blackbutt timber flooring - adding warmth, character and a high-quality finish throughout the living areas;
- Brand new roof - providing peace of mind and long-term durability;
- Recently renovated main bathroom - modern finishes and stylish design;
- Brand new renovated laundry - thoughtfully updated with practical storage and workspace;
- Ducted air conditioning throughout - ensuring year-round comfort across the entire home;
- Cosy fireplace in the living area - perfect for relaxing during the cooler months;
- Large 2 car garage plus single garage - offering excellent storage, workshop space, or room for additional toys;
- Stunning brand new 7 m x 3.5 m swimming pool - the centrepiece of the outdoor space including hot and cold outdoor shower;
- Amazing outdoor entertaining area - perfectly designed for gatherings, summer BBQs and relaxing by the pool;
- Huge 1,016sqm (approx) flat block - a rare offering providing space for kids, pets, gardens, or future additions;

This is a fantastic opportunity to secure a move-in ready home with modern upgrades on an exceptionally large block, offering the perfect balance of lifestyle, comfort and space. Short stroll to Tallwoods Golf Course, pro shop and café.

Contact Luke Crane on 0419 279 776 for a private inspection.

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## MORE DETAILS

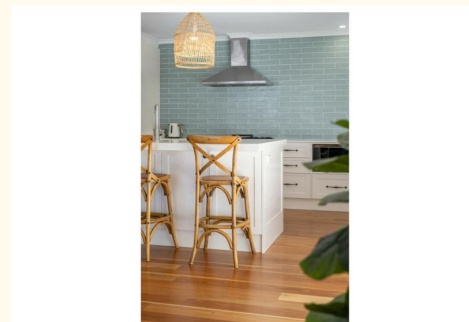
Property ID 1EV5F5Y  
Property Type House  
Land Area 1016 m2  
Including Ensuite  
Study  
Air Conditioning  
Toilets (2)  
Pool  
Outdoor Entertaining

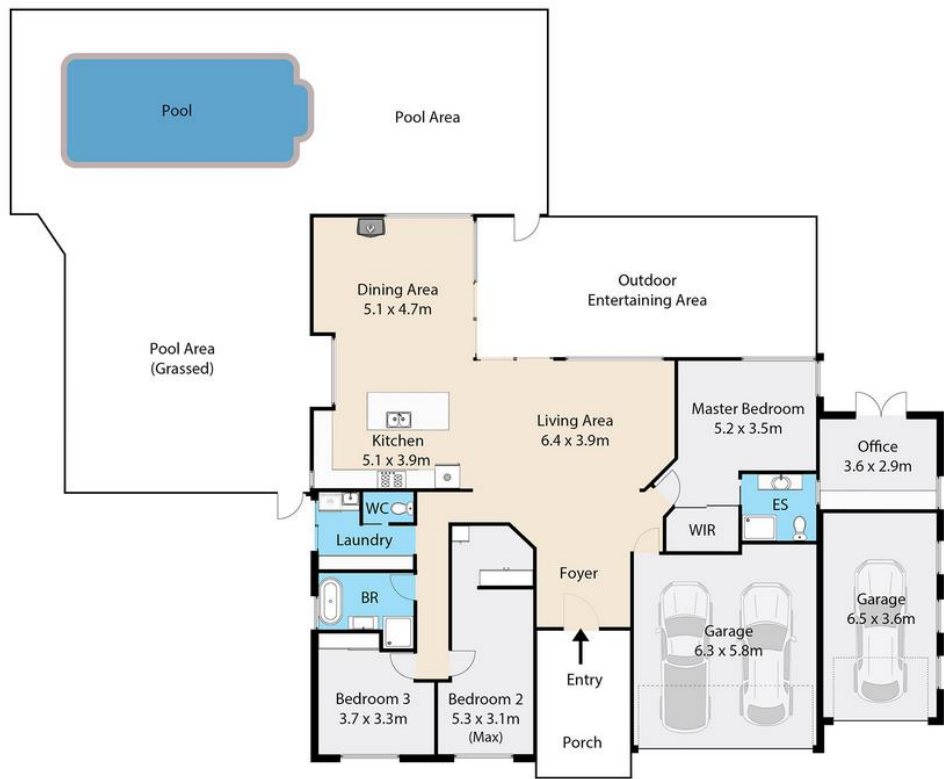
**Luke Crane 0419 279 776**

Licensed Real Estate Agent | [luke.crane@ljhft.com.au](mailto:luke.crane@ljhft.com.au)

**LJ Hooker Forster | Tuncurry (02) 6591 6400**

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19 The Boulevard,  
Tallwoods Village, NSW 2430

Internal floor area: 230 m<sup>2</sup>  
Land area: 1018 m<sup>2</sup>



Plans and dimensions are made as accurately as possible, however these are to be used as a guide and slight variations may be possible.