

## Tallwoods Village, 2 The Sand Trap

### Dual Income Home with Heated Pool

This versatile property is perfect for a variety of buyers, offering endless possibilities for both lifestyle and investment.

The ground floor features a self-contained flat, complete with an open-plan kitchenette and family room, as well as a second master bedroom with ensuite. This space is ideal for family members, such as parents or teenagers, or can easily be transformed into an income-generating Airbnb rental. For investors, both the flat and the main residence can be rented separately, or you could use the flat as your own private retreat while earning rental income from the upstairs 3-bedroom home, which includes a heated pool.

This solidly constructed 4-bedroom, 3-bathroom home blends modern living with timeless charm. The central kitchen is equipped with 20mm stone benchtops, a breakfast bar, and a gas cooktop, offering plenty of space for cooking and entertaining. The open-plan living and dining area boasts polished hardwood blackbutt flooring, which flows seamlessly out to a 5.8m x 3.5m covered alfresco area—perfect for barbecues and taking in the



**For Sale**  
\$920,000 - \$940,000

**View**  
[ljhooker.com.au/1R30F7G](http://ljhooker.com.au/1R30F7G)

**Contact**  
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0428 337 171  
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**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.

beautiful elevated views.

The backyard has been newly terraced, featuring a fire pit, privacy fencing, and a large wrap-around hardwood deck with LED lighting, all surrounding the heated fibreglass pool—an ideal space for relaxing or hosting guests.

An extra-large solar system with 13 kilowatts of solar panels and an 8 kilowatt inverter helps keep energy costs down while providing sustainability for the home.

Situated in the peaceful Tallwoods Village, this home is just steps away from an exclusive 18-hole golf course, allowing residents to enjoy their passion for golf right on their doorstep, all without the cost of strata fees. The beach is only a 5-minute drive away, offering the perfect spot for those who love coastal living. Ideally positioned between the vibrant towns of Forster and Taree, this home provides the perfect balance of seclusion and convenience, with easy access to local amenities, shopping, and dining.

Ground floor Features include:

- Open Plan Living Area / Kitchenette
- Built-in Robe
- Ensuite
- Courtyard
- Double Garage with Golf Buggy storage
- Separate entrance

Second Floor Features include:

- Balcony
- Built-in Robes
- Ensuite
- 3rd Bathroom
- Gas fittings for heating
- Updated split Air Conditioning
- Dishwasher
- Blackbutt hardwood Floorboards
- Heated pool and large wrap-around deck

This property isn't just a house; it's a lifestyle choice, combining serenity, beauty, and elegance. Experience the ultimate in relaxed living where every day feels like a holiday.

Don't miss out—call Daniel Garton today on 0428 337 171 before it's too late!



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## More About this Property

<b>Property ID</b>	1R30F7G
<b>Property Type</b>	House
<b>Land Area</b>	654.9 m2

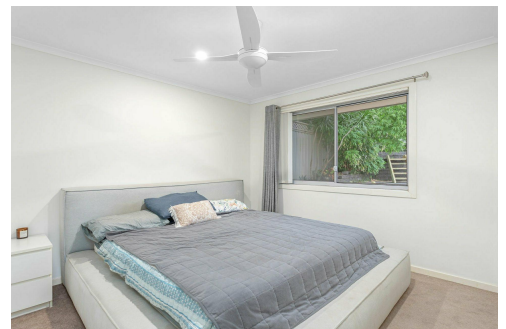
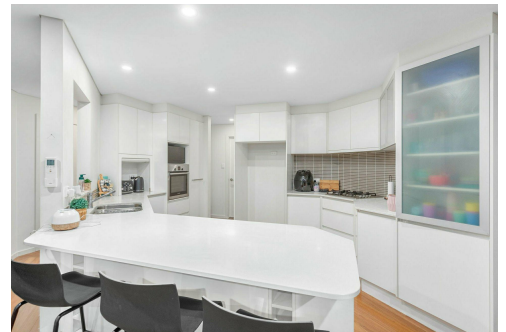
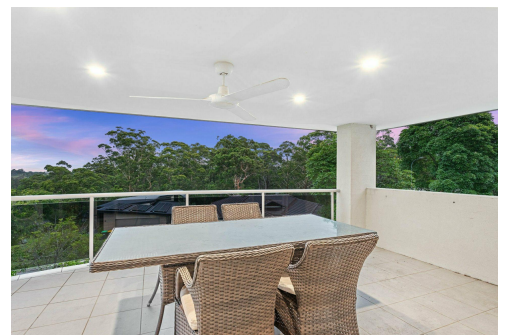
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