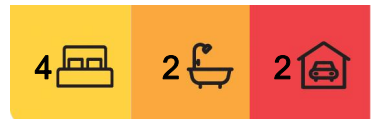


## Tallwoods Village, 26 Grangewood Avenue

### Charming Golf Course Retreat in Tallwoods Village

Nestled in the serene Tallwoods Village, this delightful home offers a perfect blend of modern comfort and natural beauty. Set on an 820 square metre block, the property boasts stunning views of the lush golf course, creating a tranquil backdrop to your daily life.

- Prime Location: Enjoy the convenience of a flat, easy walk to the Golf Club which includes Cafe/restaurant and bar, making it simple to indulge in a round of golf or a leisurely meal.
- Spacious Living: The home features a versatile layout with three good-sized bedrooms plus a fourth bedroom/large rumpus room or a retreat for relaxation and entertainment.
- Modern Comforts: A contemporary kitchen with a butler's pantry ensures that cooking is a pleasure, while ducted air conditioning and ceiling fans throughout keep the home comfortable year-round.
- Outdoor Living: The property shines with its easy care and fully landscaped gardens,



**For Sale**  
\$1,085,000 incl Golf Cart & 12 mth Golf Membership

**View**  
By Appointment

**Contact**  
**Natalie Carrier**  
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**Jasmine Nunn**  
jnunn.hallidayspoint@ljhooker.com.au



**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.

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**(02) 6559 3230**

offering an inviting space for outdoor enjoyment. An undercover deck provides the perfect spot for alfresco dining, while additional timber decks at the rear and side offer extra space for lounging and entertaining.

· North Facing: The home's north-facing orientation ensures abundant natural light and a sunny ambiance throughout the day.

The owners are offering to throw in the Golf Cart as well as a 12 month membership at Tallwoods Golf Club for the lucky buyer.

Whether your an avid golfer or simply seeking a peaceful, modern retreat, this property in Tallwoods Village offers an exceptional lifestyle opportunity. Come and experience the perfect balance of luxury, convenience, and natural beauty.

## More About this Property

<b>Property ID</b>	B5GHE1
<b>Property Type</b>	House
<b>Land Area</b>	820 m <sup>2</sup>
<b>Including</b>	Ensuite Ducted Cooling Ducted Heating Toilets (3) Courtyard Balcony Deck Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Remote Garage Water Tank Ceiling fans Golf course views Butlers pantry

**Natalie Carrier 0411 251 010**

Licensee | [ncarrier.hallidayspoint@ljhooker.com.au](mailto:ncarrier.hallidayspoint@ljhooker.com.au)

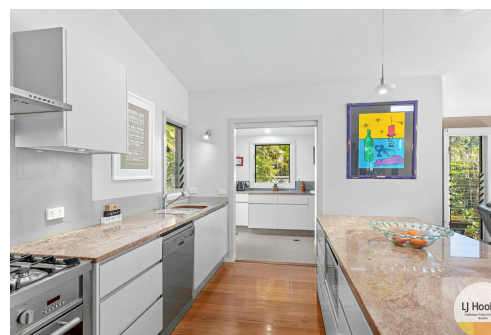
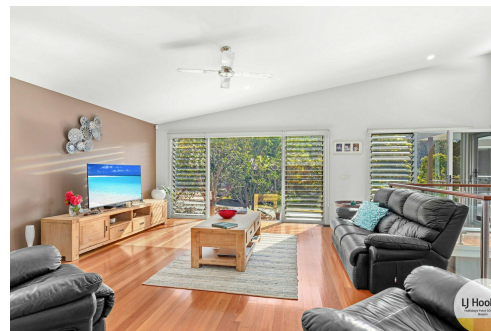
**Jasmine Nunn**

Sales Assistant to Natalie Carrier | [jnunn.hallidayspoint@ljhooker.com.au](mailto:jnunn.hallidayspoint@ljhooker.com.au)

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