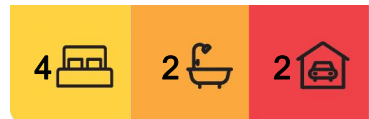


## Tallwoods Village, 3 Lorikeet Way

### Elegant Modern Living overlooking a Stunning Reserve

Discover the perfect blend of architectural elegance and cosy comfort in this charming 4-bedroom, 2.5-bathroom home, nestled in the heart of Tallwoods Village. Boasting direct access to the golf course east of the 13th green, this residence offers a warm, inviting atmosphere - ideal for families, retirees, or anyone seeking a serene coastal lifestyle.

Step through the impressive large double solid wood entry doors into a bright, open-plan living area featuring high vaulted ceilings and blackbutt hardwood flooring, with plush carpet in the bedrooms and a versatile home theatre/lounge that could serve as a potential 4th bedroom. Stay comfortable year-round with reverse-cycle ducted air conditioning or gather around the new slow-combustion fireplace for cosy evenings. The sleek, modern kitchen boasts ample storage, premium appliances, and a large servery window opening to the rear entertaining deck, seamlessly blending indoor and outdoor living, perfect for entertaining guests.



**For Sale**  
\$975,000 - \$1,025,000

**View**  
By Appointment

**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.

Each bedroom is generously sized, with the master offering a private ensuite with a bathtub and a spacious walk-in wardrobe. Outside, a low-maintenance yard with soft-leaf buffalo lawns complements a sunny northern patio, perfect for morning coffee, or a large, private undercover deck ideal for barbecues with friends, enhanced by the servery window for effortless outdoor dining. The deck overlooks a tranquil reserve with spectacular sunset views and a beautiful tea tree bush that transforms into a 'snow' covering in spring when in full flower. With no strata fees and a double garage providing ample vehicle and under-house storage, this home combines freedom and practicality.

#### Key Features:

- Large double solid wood entry doors for a grand entrance
- Large servery window connecting the kitchen to the rear entertaining deck
- Blackbutt hardwood flooring with carpeted bedrooms and a separate home theatre/lounge (potential 4th bedroom)
- Private outlook bordering a peaceful reserve with walking trails
- Direct access to the golf course east of the 13th green
- 2.5 bathrooms, including a convenient toilet off the laundry
- Spectacular sunset views over the reserve
- Freshly painted interior
- Spacious laundry with butler's pantry potential
- Underground power, water, sewerage, and NBN
- Ducted vacuum system for added convenience
- Quiet, friendly street

Tallwoods Village is more than a location; it's a vibrant community. Just 5 minutes from the pristine Black Head Beach, local shops, and caravan storage, and a short 20-minute drive to Forster Tuncurry or Taree, you're perfectly positioned for convenience and leisure. Enjoy coastal strolls, a round of golf, or the warmth of friendly neighbours in this welcoming enclave.

Don't miss your chance to join this tight knit community. Contact Daniel Garton today to arrange a private viewing&mdash;tomorrow may be too late!

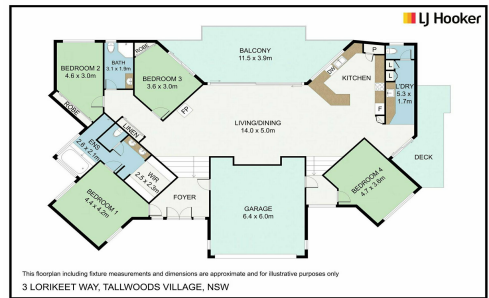
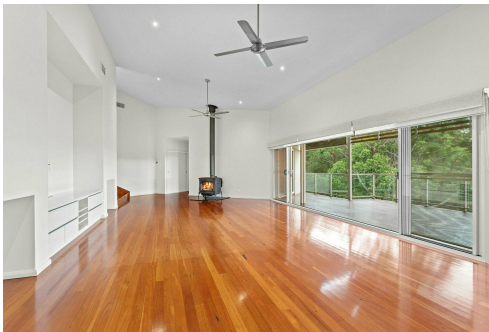


# More About this Property

Property ID	1R9ZF7G
Property Type	House
Land Area	1266 m2
Including	Ensuite Air Conditioning Ducted Cooling Ducted Heating Balcony Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking

**Daniel Garton 0428 337 171**  
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