



SOLD

23/17 The Boulevard



Tallwoods Village, 23/17 The Boulevard

Stunning Townhouse in Lakeside Gardens

3 

2 

2 

For Sale
\$785,000 - \$815,000

View
ljhooker.com.au/1QQFF7G

Contact
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Discover the idyllic Lakeside Gardens community in Tallwoods Village, where luxurious facilities ensure a perpetual holiday vibe. This property is a rare gem, perfect for downsizing in style or investing in a holiday home. Golf enthusiasts will also appreciate its proximity to Tallwood's acclaimed 18-hole golf course (membership required).

Enjoy sun-soaked days by the pool or engage in a friendly tennis match with neighbours. Black Head's sandy shores and sparkling ocean pool is just a stone's throw away, along with the Tavern, Bowling Club, Shopping Complex, and Cafes all within 5km (approx.).

This contemporary townhouse spans two spacious levels, meticulously revamped for low-maintenance living.

Highlights include:

- Impressive Open Plan Living: The lounge room flows onto a large enclosed deck



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overlooking the pool and tennis court while the dining room adjoins the northern balcony, perfect for enjoying the winter sun.

- Stylish Kitchen: The sundrenched, updated kitchen with 40mm Caesar stone bench tops, Miele dishwasher, waist height Miele oven, 900mm electric cooktop and large under-mount farmhouse sink is an ideal space to cook up a storm while enjoying the conversation with the open layout.

- Comfortable Features: Ducted air conditioning and gas heating are available to ensure year-round comfort while the ceiling fans, louvred windows and coastal location encourage the breeze throughout.

- Master Suite: The well-appointed master suite grants access to the outdoor deck. His-and-hers built-ins, along with a discreet walk-in/through wardrobe, lead to the ensuite.

- Ground floor: Offers two extra-large bedrooms and a central bathroom as well as access to the undercover heated spa and vibrant private courtyard through the laundry.

- Additional Space: Garage & Storage: Oversize double remote garage with internal access and room for a home gym or golf buggy.

- Guest parking: Ample parking bays within the complex, plus two additional spots in front of the garage for guests.

- Room to Breathe: This is a freestanding townhouse, separated from any neighboring homes.

Please note: The convenient layout offers potential for future modifications for an elevator.

Levies: approx. \$670.51 per quarter

Mid Coast Council Land and Water Rates: approx. \$723 per quarter

Don't miss this opportunity to join the exclusive Lakeside Gardens community. Call Daniel Garton today on 0428 337 171 as tomorrow may be too late!

More About this Property

Property ID 1QQFF7G

Property Type Townhouse

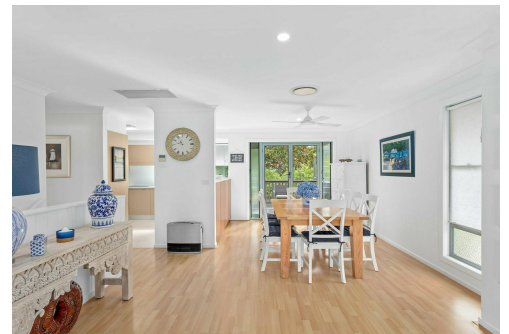
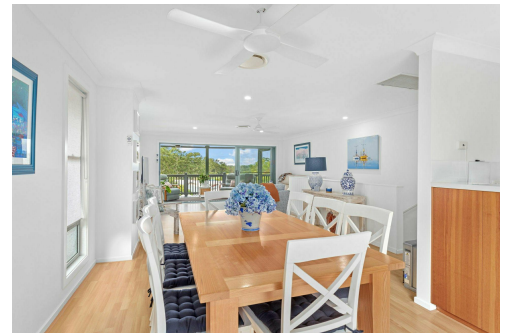
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