

12 Augusta Pt, Tallwoods Village, NSW 2430

Sold - 28/03/2025

House 4 2 2



## Panoramic Ocean and Golf Course Views

As an agent, I have the pleasure of walking through dozens of homes every year, and once in a while, I fall in love with a property. This is one of those times...

**Open for Inspection**

By Appointment.

Perched majestically approximately 300 feet above sea level at the pinnacle of Tallwoods Village, this architecturally designed masterpiece offers uninterrupted views of the golf course, stretching over the Pacific Ocean to Forster.

The superior quality of the build and over-engineering can only be truly appreciated in person, with every corner revealing a thoughtful design choice and impeccable finish.

### Key Features:

- Oversized garage with loft storage, sky lighting, and fresh epoxy-painted floor
- Double entry doors welcome coastal breezes
- Two-pack kitchen with granite benchtops and walk-in pantry
- A1 grade Australian Blackbutt hardwood flooring
- High vaulted ceilings with three skylights above the central kitchen
- Two adjoining triple stacker sliding doors lead to the upper wrap-around decking, perfect for entertaining
- Reverse cycle, zoned, ducted air conditioning
- Wide-angle gas fireplace
- A lovely complementary mix of privacy blinds, plantation shutters, and venetians
- Extensive garden landscaping with established plants valued well over \$100,000
- Freshly painted inside and out
- The home's neutral colour scheme provides a versatile backdrop, accommodating any style of decor and furnishings
- The master bedroom offers a serene escape, complete with a newly updated ensuite featuring a double vanity and a spacious walk-in robe

### Additional Features:

Two bedrooms, bathroom, and third living area downstairs, ideal for parents, guests, or children.

### Listed By

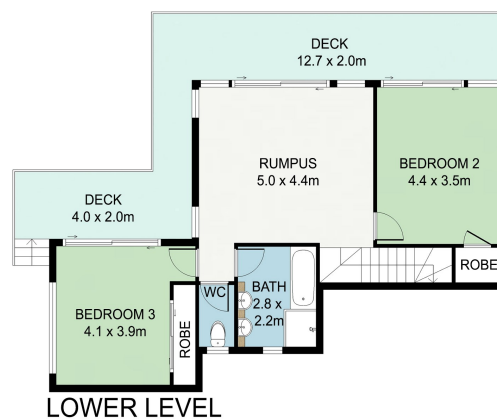
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## Floorplan



This floorplan including fixture measurements and dimensions are approximate and for illustrative purposes only

11 AUGUSTA POINT, TALLWOODS VILLAGE, NSW