



17 Tallwood Crescent, ROSEDALE, NSW 2536

Contemporary Coastal Luxury

Discover the perfect blend of modern coastal style and family friendly space at 17 Tallwood Crescent, Rosedale.

Just minutes from the sand and surf of Rosedale Beach, this beautifully finished four bedroom home delivers a relaxed South Coast lifestyle with the comfort, flexibility and low maintenance ease so many buyers seek.

Perfectly positioned close to beautiful beaches, desired schools and vibrant shopping locations, this is a home that balances everyday convenience with coastal calm.

From the moment you arrive, the contemporary design and crisp facade set the tone for a home that feels fresh, functional and welcoming. Step inside to a grand entrance with high skillion ceilings that immediately elevate the sense of space. Across split levels, the layout offers excellent separation and flow, with coastal timber flooring through the main living zones and plush carpets in the bedrooms for added comfort.

Light filled open plan living forms the natural hub of the home, complemented by a second generous living space that adds flexibility for families, entertaining or quiet

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TYPE: For Sale

INTERNET ID: 121P4775

SALE DETAILS

\$1,350,000

CONTACT DETAILS

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retreat. A wonderful expansive dining area adjoins the chef's kitchen, creating a central space designed for real living and hosting alike. The kitchen features quality appliances including a 900mm oven, excellent bench space and a practical layout, all supported by a full butler's pantry that keeps entertaining effortless and the main kitchen calm and uncluttered.

Double sliding doors create a seamless indoor-outdoor connection to the large covered entertaining area and deck, making coastal living easy. This outdoor space is ideal for long summer lunches, the morning coffee ritual, or winding down after a day at the beach, all with a leafy Rosedale backdrop. Recently installed window shutters add privacy, light control and year-round comfort, enhancing the home's easy coastal feel.

Accommodation is thoughtfully zoned for privacy and comfort. The master suite is a true retreat, generously sized and featuring a walk-in robe and a beautifully appointed ensuite. Three additional bedrooms are well proportioned and set in their own wing, ideal for children, guests or multi-generational living.

Two modern bathrooms service the home with a practical family friendly layout, plus a convenient powder room for visitors. A separate lounge room provides an ideal media room or second retreat, while a dedicated study nook offers a handy work from home zone or homework hub tucked away from the main living.

Practicality continues with excellent storage, internal access from the double garage, and a separate laundry. The home offers substantial space without sacrificing ease of upkeep, a real advantage for coastal living.

Set on a generous 1300sqm (approx.) block, there's plenty of room for kids and pets to play, space to store a caravan or boat, and even potential to add a pool (subject to council approval). The recently added shed enhances the property further, providing valuable extra storage for tools, toys or weekend projects.

Near new, nominated for a Housing Industry Award, this is a standout home in a tightly held pocket, ready to welcome its next owners with space, comfort and the effortless lifestyle that makes this part of the NSW South Coast so special.

Key features

- Four spacious bedrooms including a large master with walk-in robe and ensuite
- Two modern bathrooms plus powder room
- Split-level design with two generous living areas
- Open plan living and dining with seamless deck/alfresco connection
- Quality kitchen with 900mm oven, island bench and full butler's pantry
- Separate media room and dedicated study nook
- Recently installed window shutters for privacy and light control
- Large covered entertaining area and deck for relaxed indoor-outdoor living
- Double garage with internal access and separate laundry
- Newly added shed providing additional storage
- Approx. 1300sqm low-maintenance block with room for caravan/boat and future pool

potential (STCA)

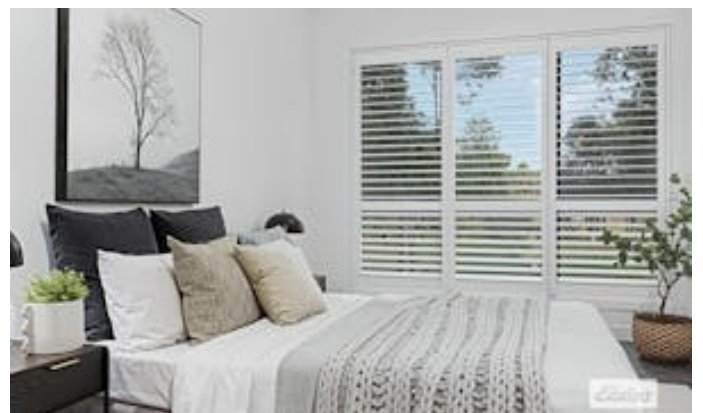
-Minutes to Rosedale Beach and a short drive to Batemans Bay

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*Some photographs have professionally staged furniture.

Other features: Carpeted, Openable Windows, Window Treatments

- Land Area 1,300.00 square metre
- Building Area: 207.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2
- Ensuite



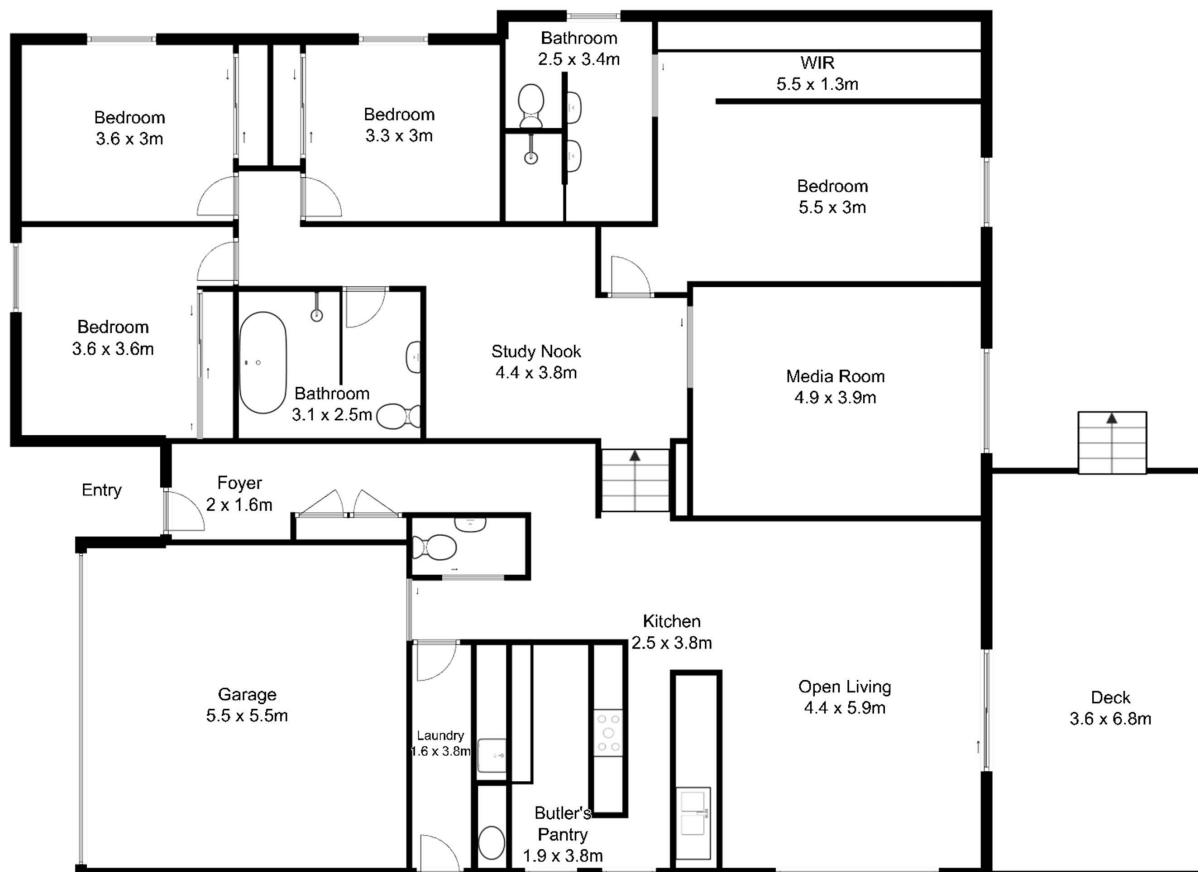






Approximate floor area
260 square metres

Property includes
garage 3.7 x 5m



All measurements are approximate and are intended as a guide only