



Luxury Living Meets Effortless Entertaining



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5 Tilligerry Track, Tanilba Bay

\$940,000 - \$980,000

Discover unparalleled luxury, space and style in this stunning newly built home, perfectly positioned on a generous 961m² level block backing onto bushland reserve. Thoughtfully designed for modern living and seamless entertaining, this home combines sophisticated interiors, premium inclusions and a breath taking outdoor sanctuary. A true forever home for those seeking comfort, quality and convenience.

From the moment you step inside, you'll be captivated by the high ceilings, sleek flooring and seamless flow throughout. The light filled open plan living and dining areas are designed for relaxed family living, enhanced by split system air conditioning and ceiling fan for year round comfort. While a study nook adds extra functionality for those working or studying from home.

At the heart of the home is the designer kitchen, where no detail has been overlooked. Equipped with:

- Stone benchtops & modern appliances
- Walk-in pantry for ultimate storage
- Bi-fold window overlooking the sparkling pool, bringing the outdoors inside

Property ID:	L908550
Property Type:	House
Garages:	4
Carports:	1
Land Area:	961.0 sqm

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- Generous bench space & dishwasher for effortless entertaining

Retreat to the spacious master suite, featuring:

- A private parent retreat – your personal sanctuary
- Elegant ensuite with high end finishes
- Air conditioning for ultimate comfort

The additional two bedrooms are thoughtfully designed, all three with ceiling fans and plantation shutters, offering privacy and comfort. The stylish main bathroom boasts a deep soaking bathtub, perfect for unwinding after a long day.

Outdoor Oasis & Ultimate Storage:

- Crystal-clear inground swimming pool – perfect for summer days
- Low maintenance lawns and gardens with irrigation system, garden shed and rainwater tank
- Massive shed with drive through access to large back yard – ideal for tradies, storage or hobbies
- Large carport & secured storage area
- Solar panels & gas hot water – energy efficient and cost effective

Prime Location – Everything at Your Fingertips

- Moments from Tanilba Bay Shopping Centre, Golf Club, schools and essential local amenities. With easy access to the waterfront and picturesque walking trails.

Move In Ready – Your Dream Home Awaits!

With every detail carefully considered, this impeccable residence is ready for you to simply unpack and enjoy.

Don't miss this rare opportunity. Contact me today to arrange your private inspection!

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