

111/20 ROCKFORD ROAD, TAHMOOR, NSW, 2573



## FOR SALE

### NOT JUST A DOWNSIZE. A STEP FORWARD.

Some homes tick boxes. Others quietly change how your days feel.

This near-new residence in Stratford Gardens does the latter: Set in a prized position with no rear neighbours, a longer, more usable backyard, and a calm outlook that's becoming harder to find.

Built less than a year ago, it offers a rare mix of privacy, space and ease, without the upkeep that usually comes with it. Designed for over-55s who want quality without compromise, this is a home for downsizers who still want room to breathe.

Inside, you'll love:

- \* A layout that actually flows — not just looks good on paper
- \* Two bedrooms and two bathrooms, finished with care, not shortcuts
- \* A closed multi-purpose room that adapts to your life (office, craft room, reading space or guest bedroom — your call)
- \* A standout kitchen with butler's pantry, 900mm oven, dishwasher and Kit Kat tile splashback
- \* All-black fittings throughout, adding a crisp, modern edge
- \* Plantation shutters and sheer curtains for privacy and soft natural light
- \* Floor-to-ceiling tiles, ducted air-conditioning and ceiling fans throughout
- \* An oversized alfresco that connects effortlessly to the larger rear yard
- \* Double garage with secure internal access

It's practical, polished and quietly impressive the kind of home that just feels right.

The setting matters:

This home sits within a welcoming, gated over-55s community designed for people who value independence, with connection there when it suits.

Residents enjoy beautifully maintained grounds and resort-style shared facilities including:

- Clubhouse and social spaces
- Theatre, Bar, Dining Area, Multi-Purpose Room
- Indoor swimming pool
- Gym

2 BED | 2 BATH | 2 CAR

PRICE:

\$880,000 - \$930,000

OPEN FOR INSPECTION:

N/A



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