



244 Terrigal Drive, Terrigal

## DA-Approved Site for Luxury Duplex Development in Prime Beachside Location

An incredible investment opportunity awaits at this vacant 673sqm block in a prime location just moments from the beach in Terrigal. With council approved plans for a modern duplex development, you can skip the time-consuming and costly process of design, planning and council approvals and start building straight away!

As per the architectural plans, the two-storey dwelling boasts two side-by-side homes each with 4 bedrooms, 3 bathrooms, a sun-drenched open-plan kitchen complete with butlers pantry, living and dining zone, private alfresco entertaining area, media room and separate study. The spacious, light-filled residence boasts fantastic flow and a family-friendly floorplan with the central living and entertaining zones located on the ground floor and the three bedrooms, study and main bathroom located upstairs.

Perfect for builders or developers ready to start their next project, this DA-approved site offers the opportunity to construct a luxury duplex in a prime beachside location. Alternatively, take advantage of the option to live in one residence and rent the other-either as a long-term



LAND 673 m2

**FOR SALE**  
Contact Agent

### AGENTS

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### AGENCY

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investment or holiday accommodation-delivering both an idyllic coastal lifestyle and strong potential for returns.

Key features:

- Vacant 673 sqm block with DA approval and architectural plans for a modern duplex development
- Each home has 4 spacious bedrooms, all with built-in robes, plus a separate study. The master suite boasts a walk-in robe, ensuite and private north-facing balcony
- Each home boasts 2 bathrooms upstairs and an additional bathroom located on the ground floor for convenience
- The ground floor is largely occupied by an expansive open-plan kitchen, living and dining zone that opens onto a private alfresco entertaining deck
- Each dwelling has its own private driveway and single lock-up garage
- Opportunity for owners to occupy one residence and rent or sell the other
- Sought-after coastal location in the heart of Terrigal, walking distance to the beach and town centre and close to schools, park and amenities.
- 7-minute drive to Erina Fair Shopping Centre, 20-minute drive to Gosford Station and 25 minutes to M1 Freeway to Sydney and Newcastle

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## MORE DETAILS

Property ID	1H68GC1
Property Type	Residential
Land Area	673 m2

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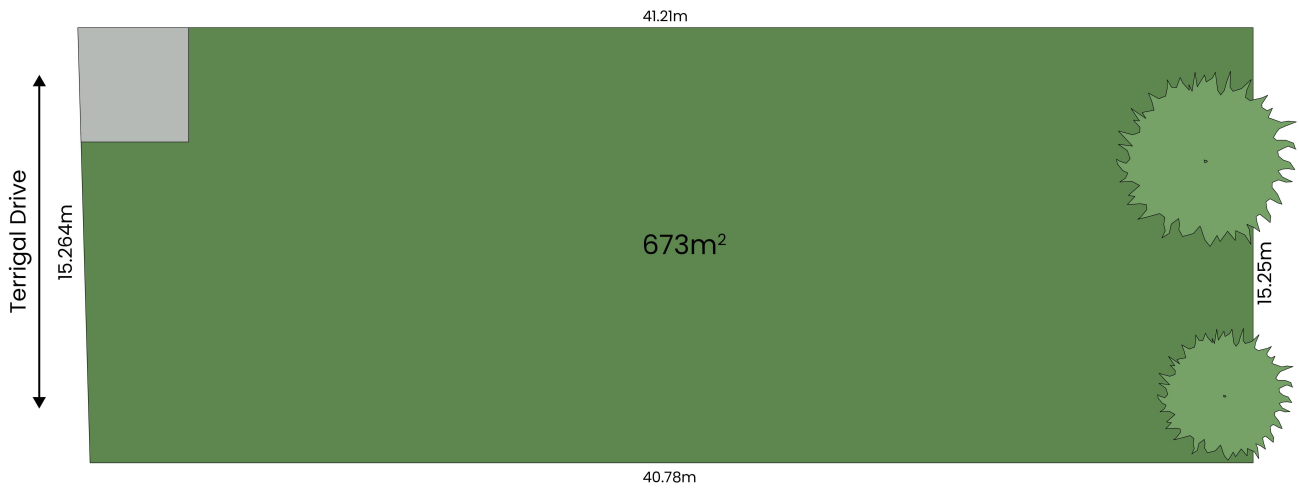
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