



12/2-4 Chapman Crescent, Avoca Beach




## Torrens Title Townhouse in a Coastal Enclave of Avoca Beach

Tucked away in a quiet street in the sought-after coastal enclave of Avoca Beach, this spacious yet low-maintenance torrens title townhouse offers the perfect blend of privacy, comfort and relaxed beachside living.

Designed with versatility in mind, the home features generous interiors across two levels. Downstairs, a large rumpus room complete with its own bathroom is currently utilised as a fourth-and largest-bedroom, offering an ideal retreat for guests, teenagers or multi-generational living. This adaptable space adds significant value, easily functioning as a second living zone, home office or private accommodation depending on your needs.

Upstairs, light-filled living areas flow seamlessly to an expansive entertaining courtyard, creating an inviting space for outdoor dining, weekend barbecues or simply unwinding in peaceful surrounds with lovely lake views.

Whether you're searching for a permanent coastal residence, a flexible family home or a weekend escape, this inviting villa offers space, privacy and lifestyle in one of the Central Coast's most coveted

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### FOR SALE

Price Guide \$1,400,000

### VIEW

Sat 16th May @ 2:00PM - 2:30PM

### AGENTS

Matthew Farrugia

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Harry Gray

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### AGENCY

LJ Hooker Terrigal

(02) 4385 8444

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

locations.

Key features:

- 4 spacious bedrooms all with built-in robes. Master bedroom features ensuite, built-in robe
- 3 bathrooms, including a ensuite to the upstairs master bedroom
- Modern kitchen with breakfast bar, dishwasher and stainless steel appliances
- Covered north-facing balcony off living room, plus expansive and private courtyard garden and entertaining area with direct gated access to Chapman Cr
- Ducted a/c throughout
- Double car garage with internal access plus under house storage
- Internal laundry with access to courtyard
- A short 5-minute drive to Avoca Beach and town centre where you'll find cafes, restaurants, and amenities
- 15-minute drive to Erina Fair shopping centre and 20-minute drive to Gosford Train Station

Rates:

NO STRATA LEVIES

Council \$2015.34 Per annum

Water \$1185.08 Per annum

Please note that all information herein is gathered from sources we believe to be reliable. Images, photographs, plans, drawings and maps are indicative only. LJ Hooker Terrigal makes no representation or warranty as to the accuracy of the information provided and accepts no liability for any errors or omissions. All interested parties should make and rely upon their own independent enquiries. All measurements and details are approximate and subject to change without notice.

**MORE DETAILS**

Property ID	1HWFGC1
Property Type	Townhouse
House Size	345.7 m2
Including	Ensuite
	Air Conditioning
	Dishwasher
	Built-in-Robes
	Area Views
	Close to Schools
	Close to Shops
	Close to Transport
	Disabled Access
	Garage

**Matthew Farrugia 0403 661 499**

Director / Sales Specialist - LREA |  
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**Harry Gray 0421 954 410**

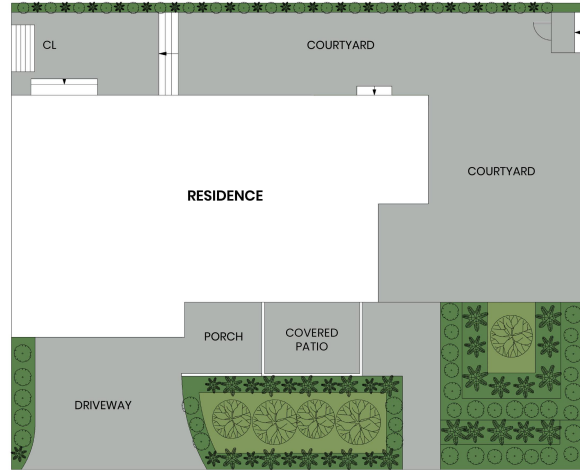
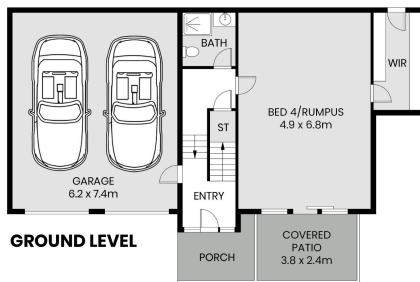
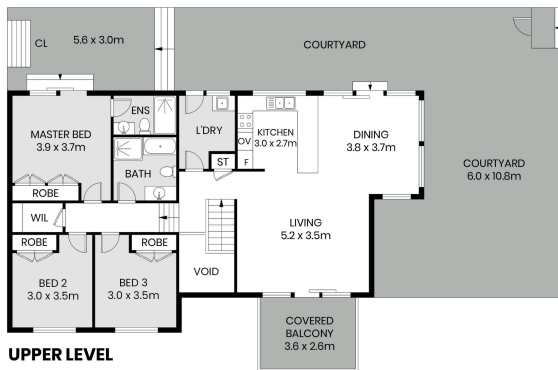
Sales Associate to Matthew Farrugia | harry.gray@ljhooker.com.au

**LJ Hooker Terrigal (02) 4385 8444**

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Scale in meter. Indicative only. Measurement and dimensions are approximate.  
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