

6 Diamond Head Drive, Budgewoi

Architectural entertainer in prime waterfront position

Positioned on the tranquil waterfront in Budgewoi, this architecturally designed residence delivers a striking blend of sophistication, space and lifestyle. Set on a substantial 948sqm block, the home is perfectly oriented to capture uninterrupted views across the reserve and out to the channel, with its key living zones and bedrooms all enjoying the ever-changing natural outlook. The home was also recognised as a finalist in the Master Builders Association awards, further highlighting the quality of its design and construction.

Designed for seamless indoor-outdoor living, the home centres around a gourmet kitchen complete with a large island bench and a bespoke integrated dining space crafted from timber salvaged from the old Morpeth Bridge. Large openings connect to a stunning outdoor setting featuring a pool, outdoor BBQ kitchen and beautifully appointed alfresco spaces —an ideal environment for entertaining or relaxing in complete privacy.

Generous accommodation further enhances the home's appeal, offering four spacious bedrooms and five beautifully appointed bathrooms. The considered floorplan provides excellent separation between living and private zones, delivering both flexibility and privacy

4 5 8

FOR SALE
Contact Agent

AGENTS

Tim Andrews
0412 663 065
tim.andrews@ljhooker.com.au

Michael Ahearn
0466 464 240
michael.ahearn@ljhooker.com.au

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.



for families or guests. Sleek, modern and undeniably impressive, the home showcases a refined aesthetic throughout, combining luxurious finishes with thoughtful design. Offering both comfort and functionality in an idyllic and private waterfront setting, this is a standout opportunity to secure a premium lifestyle property in one of Budgewoi's most sought-after positions.

Key features:

- Spacious and modern architectural home on an expansive 948sqm waterfront block with access to reserve
- 4 generous bedrooms all with built-in robes. Two bedrooms boast ensuites, with freestanding stone bath tubs, perfect for guest accommodation
- The master bedroom including spacious ensuite with walk-in shower, freestanding bath, his-and-hers separate vanities, as well as a private balcony
- Custom designed entertainers' kitchen with eat-in island bench, butler's pantry, premium Miele appliances and seamless indoor-outdoor connection
- Large internal laundry with external access
- Solid Blackbutt flooring and vanity tops throughout. Floating timber stairs also made from timber salvaged from the old Morpeth Bridge
- Split system a/c, gas fireplace, ducted vacuum system, C-bus lighting and electric blinds in bedrooms
- High-security home with security system, alarms, intercom, and electric gates
- Covered outdoor entertaining deck with outdoor BBQ kitchen overlooking the pool
- In-ground saltwater pool with lake views and limestone paving
- Huge garage and shed, a dream for all the toys, it boasts a 4 car garage with 3.28m RV height clearance with separate driveway. Garage includes shower, toilet and basin and ample space for home gym, storage, and workshop
- 25 panel Sungrow solar system and 90,000L underground freshwater tank with whole house filtration system
- Less than 1km walk to the beach and only minutes' walk to cafes and eateries, including the newly-renovated Budgewoi Hotel
- Easy commute to Sydney and Newcastle just 20 minutes to M1 Freeway

Rates

Council \$2,261.73 Per annum

Water \$1,017.37 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	1HVTGC1
Property Type	House
House Size	373 m2
Land Area	949 m2
Including	Ensuite
	Study
	Air Conditioning
	Toilets (6)
	Alarm
	Intercom
	Dishwasher
	Built-in-Robes
	Close to Schools
	Close to Shops
	Close to Transport
	Family room
	Garage
	Gas
	High Clearance

Tim Andrews 0412 663 065

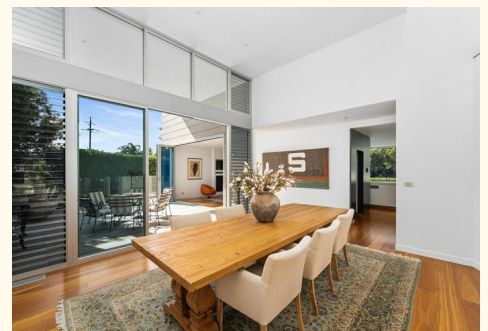
Director, Cheif Auctioneer & Licensed Real Estate Agent |
tim.andrews@ljhooker.com.au

Michael Ahearn 0466 464 240

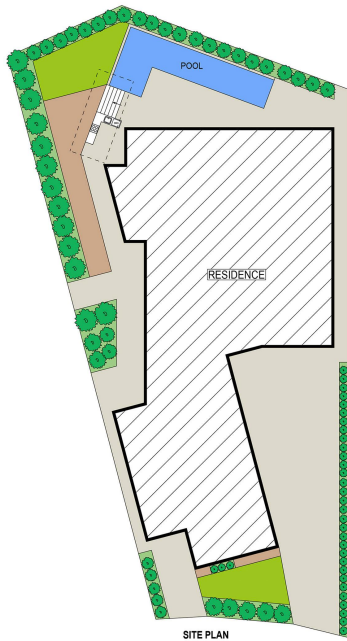
Sales Specialist - LREA | michael.ahearn@ljhooker.com.au

LJ Hooker Terrigal (02) 4385 8444

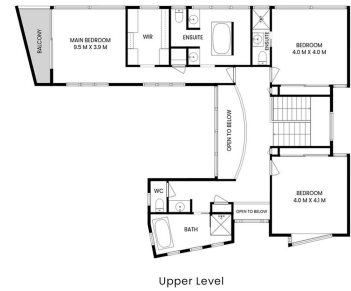
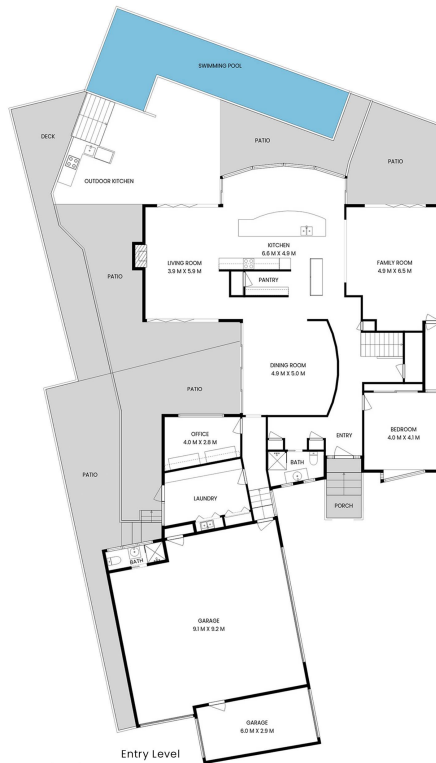
Shop 1 & 2, 1 Campbell Crescent, TERRIGAL NSW 2260
terrigan.ljhooker.com.au | terrigan@ljhooker.com.au



6 Diamond Head Drive, Budgewoi



Scale in meter. Indicative only. Measurement and dimensions are approximate.
All information contained herein is gathered from source we believe to be reliable.
However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.



Internal: 373sqm
External: 280sqm