




10 Noorong Avenue, Forresters Beach

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## Luxury Beachside Investment with Pool, Studio & Granny Flat

Positioned just moments from the pristine sands of Spoon Bay beach, this exceptional property presents a rare opportunity to secure both a stunning coastal home and a high-performing investment in one of the Central Coast's most tightly held beachside suburbs.

Set on a generous 745sqm parcel, the property comprises a beautifully renovated three-bedroom main residence with self-contained studio, plus a council-approved two-bedroom granny flat with private access. Whether you're seeking immediate rental income, flexible multi-generational living, or a lifestyle upgrade with strong returns, the options here are compelling.

The fully renovated main home showcases a refined modern coastal aesthetic, complete with polished concrete floors and light-filled interiors. All three bedrooms feature built-in robes, plantation shutters and ceiling fans, while the renovated bathroom adds contemporary appeal. The open-plan kitchen, living and dining zone flows seamlessly onto a large covered entertaining deck, privately positioned to capture peaceful valley views.

Outdoors, low-maintenance landscaped gardens surround an inviting

**FOR SALE**  
\$2,250,000

### AGENTS

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### AGENCY

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

in-ground saltwater pool, complemented by an outdoor shower, fireplace and a separate outdoor kitchen - a true entertainer's retreat.

Privately set, the modern granny flat offers two generous bedrooms with built-in robes, a combined bathroom and laundry, a well-appointed kitchen and its own covered entertaining deck overlooking a secluded backyard. An additional self-contained studio further enhances the property's versatility, complete with a kitchenette and a striking bathroom.

With the ability to live in the main residence while renting out the granny flat and studio for dual income - or utilise the studio for Airbnb, guest accommodation or a private home office - this is a blue-chip coastal opportunity offering lifestyle, flexibility and strong investment appeal.

#### Key features

- 745sqm block with dual occupancy: two-storey main home and council-approved granny flat
- Main residence has 3 generous bedrooms all with built-in robes, plantation shutters and ceiling fans
- Renovated main bathroom
- Functioning fireplace in the master bedroom, creating a warm and inviting retreat
- Renovated modern coastal kitchen island bench and premium appliances
- Large covered entertaining deck with gorgeous valley views
- Ducted a/c in main residence and split-system a/c in both the studio and granny flat
- Low-maintenance landscaped gardens with in-ground saltwater pool, outdoor shower and outdoor fireplace
- Additional outdoor kitchen and entertaining area with built-in BBQ, wine fridge, bench seating and travertine paving
- External laundry with additional toilet and shower to service the pool
- Granny flat boasts 2 generous bedrooms with built-in robes, combined bathroom/laundry, spacious kitchen and private backyard
- Stylish studio boasts kitchenette and beautiful bathroom with azure blue feature tiles and rain shower
- Sought-after coastal location, just a short stroll to Spoon Bay Beach and 20-minute walk to local cafes and amenities
- 15 minutes to Erina Fair shopping centre and 10-minutes to Bateau Bay Square shopping centre

Please note that all information, herein is gathered from sources we, LJ Hooker Terrigal believe to be reliable. Computer images, photos, plans, drawings, maps etc are indicative only. LJ Hooker Terrigal cannot guarantee its accuracy, and any interested person/s should rely on their own enquiries.

## MORE DETAILS

Property ID 18GFGC1  
Property Type House  
Land Area 745 m2  
Including Study  
Air Conditioning  
Fire Place  
Dishwasher  
Area Views  
Carpeted  
Close to Shops  
Close to Transport  
Kitchenette  
Liveability  
Lounge

**Charles Betar 0414 017 047**

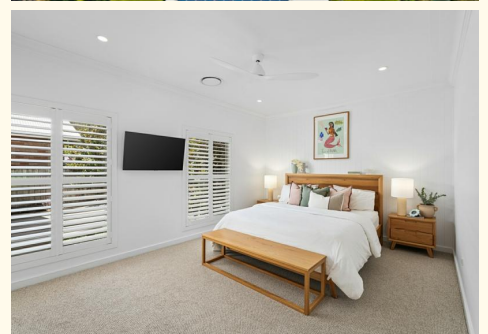
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**Michael Ahearn 0466 464 240**

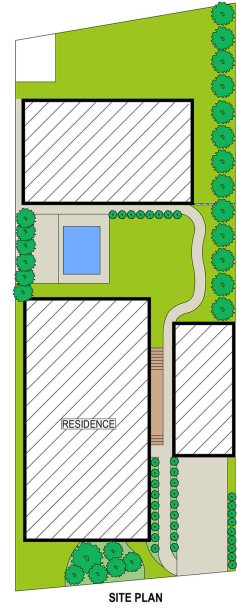
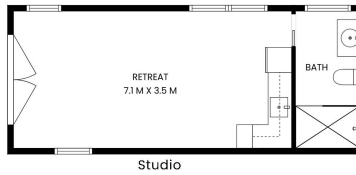
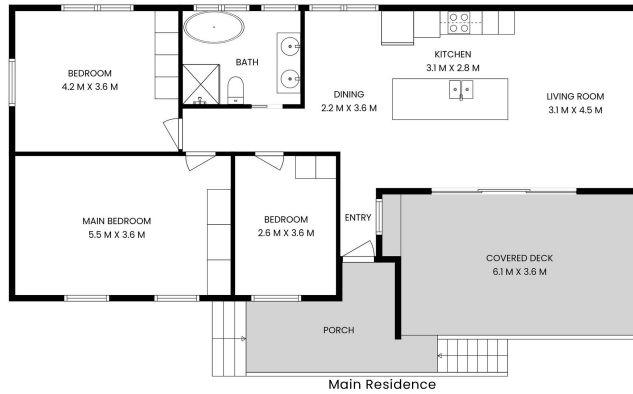
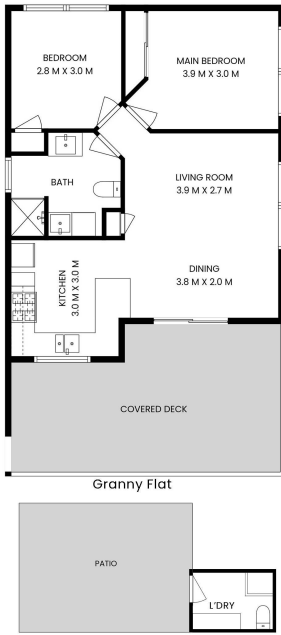
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