



North Avoca, 18 Table Top Road

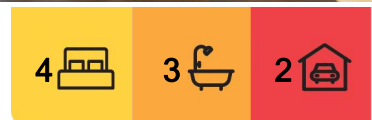
Immaculate Coastal Haven With Incredible Ocean Views

This beautiful coastal home with captivating ocean views presents a rare opportunity to buy into one of the Central Coast's most tightly-held beachside suburbs.

The picture-perfect white picket fence and manicured gardens set the scene as you arrive at the charming residence. Inside, breezy light-filled interiors with beautiful Blackbutt timber floors and a classic coastal colour palette make you feel at ease from the moment you step inside.

Enjoy breathtaking ocean views from the front entertaining deck that overlooks Avoca Beach and cape three points headland, and immerse yourself in the tranquil treetop setting from the rear entertaining deck and pool area that backs onto bushland.

Set across two levels with a flexible floorplan that features multipurpose rooms and several outdoor entertaining zones, this spacious and stylish home would be perfect for a large



Auction

Sat 20th Sep @ 11:00AM

View

Sat 6th Sep @ 10:00AM - 10:30AM

Contact

Matthew Farrugia

0403 661 499

matthew.farrugia@ljhooker.com.au

Harry Gray

0421 954 410

harry.gray@ljhooker.com.au



LJ Hooker Terrigal
(02) 4385 8444

Disclaimer: 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.

family who love to entertain and enjoy seamless indoor-outdoor living.

Key features

- Spacious two-storey home on a 696sqm block with dual access to Surf Rider Avenue
- 4 generous bedrooms. Master bedroom boasts ocean views and renovated ensuite
- 3 bathrooms in total including combined laundry/bathroom downstairs. Spacious main bathroom with inset bathtub, Carrara marble tile feature wall, and laundry shoot for added convenience
- Coastal kitchen with large island bench, butler's pantry, large ILVE oven and gas cooktop, double drawer dishwasher and stone benchtops
- Blackbutt timber flooring, integrated storage, plantation shutters and louvre windows throughout
- Ducted AC
- Covered entertaining deck upstairs overlooking the pool with raked ceilings and skylights, built-in gas BBQ and bench
- Heated swimming pool with private and peaceful pool deck area that backs onto bushland with outdoor shower
- Large internal laundry downstairs with additional toilet and shower to service swimming pool
- Mudroom with integrated storage and access to garage
- Double lock-up garage with additional laundry or animal washing area and space for workbench and storage
- 20-minute walk or short 3-minute drive to North Avoca beach and 15-minute walk or 2-minute drive to Terrigal beach and town centre
- 10 minutes to Erina Fair and 20 minutes to Gosford Train station (convenient for commuters)

More About this Property

Property ID	1HAAGC1
Property Type	House
Land Area	696 m2
Including	Ensuite Study Air Conditioning Dishwasher Built-in-Robes Area Views Close to Schools Close to Shops Close to Transport Garage Gas Internal Laundry

Matthew Farrugia 0403 661 499

Director / Sales Specialist - LREA | matthew.farrugia@ljhooker.com.au

Harry Gray 0421 954 410

Sales Associate to Matthew Farrugia | harry.gray@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

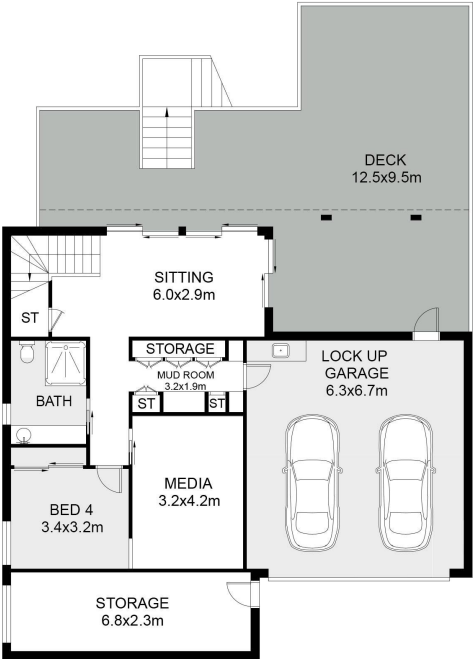


Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

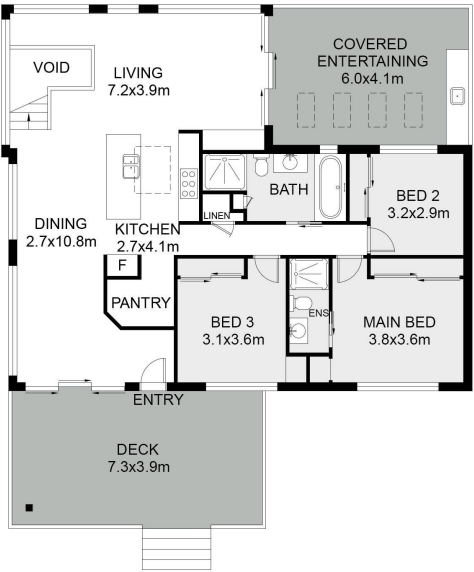


LJ Hooker Terrigal
(02) 4385 8444

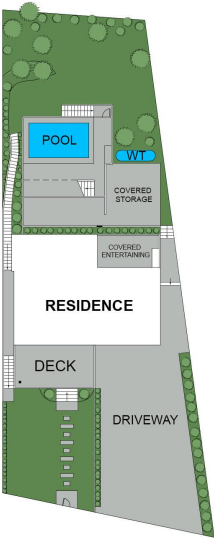
18 Table Top Road North Avoca



GROUND FLOOR



FIRST FLOOR



SITE PLAN

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



LJ Hooker Terrigal
(02) 4385 8444

Disclaimer: 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.