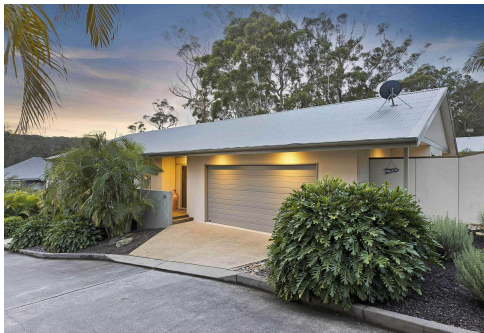




## North Avoca, 27A Tramway Road

Single Level, Sophisticated Living Taking in Lake Views

This superbly positioned, single level home has been cleverly designed to effortlessly connect internal and external spaces whilst capturing a beautiful NE breeze and lake views. With high ceilings, flowing polished hardwood flooring and sophisticated floor plan, this sensational beachside property delivers a private sanctuary to relax and unwind. Within walking distance to the stunning shore of North Avoca Beach, local café and general store, this is an ideal opportunity for a family home, solid investment or holiday retreat.

-Expansive open plan living and dining area taking in an abundance of natural light with sliding doors opening out to grand entertaining deck overlooking the stunning heated pool, surrounded by lush landscaping is equipped for year-round enjoyment with raked ceiling, blinds, BBQ, dining and lounge area

-Contemporary kitchen featuring stainless steel appliances, stone benchtops, touch control cooktop, plus ample preparation space and storage

3

2

3

**For Sale**  
\$2,100,000

**View**  
[ljhooker.com.au/15MAGC1](http://ljhooker.com.au/15MAGC1)

**Contact**  
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**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**

- Luxurious master suite with deck access, walk-in-robe and deluxe ensuite bathroom
- Two additional bedrooms with built-in-robres, one set as a large home office, serviced by main modern bathroom
- Nestled upon a 623sqm block privately set back off the road with level grass area, resort like heated pool, alfresco seating area with spectacular sauna, powder room and under house workshop
- Additional features include double lock-up garage with storage, ducted A/C, hardwood floors, large laundry with external access, side access, low maintenance gardens, outdoor shower, pool heater, under house workshop with huge storage, water tank and roller door to backyard, brand new heat pump hot water system
- 15-20 minute walk or short drive the thriving hub of Terrigal with an abundance of cafes, restaurants, shops, beach and Terrigal Skillion
- Only a short drive to Erina Fair Shopping Centre, 15-20 minutes to Gosford Train Station and M1 freeway to Sydney and Newcastle

## More About this Property

|               |             |
|---------------|-------------|
| Property ID   | 15MAGC1     |
| Property Type | House       |
| Land Area     | 623 m²      |
| Including     | Toilets (1) |

**Tim Andrews 0412 663 065**  
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0 1 2 3 4 5 6 7 8 9 10 METRES

Scale in metres. Indicative only. 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

INT : 193 m<sup>2</sup>

EXT : 134 m<sup>2</sup> NOT TO SCALE



27a Tramway Road, North Avoca