



North Avoca, 40 Francis Road

Coastal Treetop Oasis

Set on a low-maintenance block with tranquil views over North Avoca, this beautifully renovated home is a true treetop retreat. Featuring 5 bedrooms, 3 bathrooms, multiple living areas, and inviting outdoor entertaining spaces, this residence provides plenty of room for a large family to embrace a relaxed coastal lifestyle.

Enjoy airy, light-filled interiors with a lovely leafy outlook thanks to high ceilings, skylights, and large glass sliding and bi-fold doors that allow for a seamless indoor-outdoor connection. Just a 30-minute walk and a short 4-minute drive to North Avoca Beach, don't miss this rare opportunity to buy into one of the most sought-after beachside suburbs on the Central Coast

Features Include:

- Renovated split-level home just moments from the beach
- 5 bedrooms plus separate study. Spacious master suite occupies its own floor and



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.



For Sale
Contact Agent

View
ljhooker.com.au/1GN6GC1

Contact
Matthew Farrugia
0403 661 499
matthew.farrugia@ljhooker.com.au

Jessica Skinner
0431 459 601
jessica.skinner@ljhooker.com.au

LJ Hooker Terrigal
(02) 4385 8444

boasts a private balcony, walk-in robe and large ensuite

- Beautiful blackbutt timber flooring throughout and freshly painted interiors
- Modern white kitchen with stone benchtops, gas cooktop and stainless steel appliances
- Several indoor and outdoor living and entertaining areas
- 2 large bathrooms, one with a corner spa
- Large laundry with access to under-house storage
- Split-system air-con, ceiling fans throughout and stylish inset electric fireplace in downstairs living room
- Access the property through a double carport at street level and rear lane access off Duncan Road for added convenience
- Private access to Lakeshore Drive allows for easy walking access to the beach
- Short 4-minute drive to both North Avoca Beach and Terrigal Beach. 10-minute drive to Erina Fair shopping centre and 20 minutes to Gosford Train Station and M1 freeway to Sydney and Newcastle

More About this Property

Property ID	1GN6GC1
Property Type	House
Land Area	520 m2
Including	Ensuite Study Air Conditioning Dishwasher Built-in-Robes Area Views Carport Close to Schools Close to Shops Close to Transport Gas Heating

Matthew Farrugia 0403 661 499

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

Jessica Skinner 0431 459 601

Operations Manager " Team Farrugia / LREA |
jessica.skinner@ljhooker.com.au

LJ Hooker Terrigal (02) 4385 8444

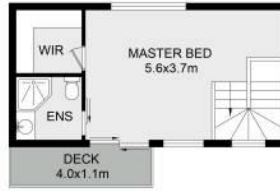
Shop 1 & 2, 1 Campbell Crescent, TERRIGAL NSW 2260
terrigan.ljhooker.com.au | terrigan@ljhooker.com.au



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.

40 Francis Road North Avoca



UPPER LEVEL



LOWER LEVEL



MIDDLE LEVEL



SITE PLAN

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.



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.