






79a Tramway Road, North Avoca

## A Private Coastal Escape of Contemporary Sophistication

Tucked privately amid tranquil bushland just moments to North Avoca Beach, this newly renovated architectural residence embodies refined design and effortless coastal living. Crafted with light, texture, and timeless materials, it offers an elevated retreat of enduring quality within one of the Central Coast's most coveted enclaves.

Flowing across two immaculate levels, the interiors are defined by soaring ceilings, abundant natural light, and impeccable finishes. Open plan living connects seamlessly to an elevated timber entertaining deck framed by landscaped gardens and lush greenery. Blackbutt timber flooring, Magnolia marble bathrooms, and bespoke joinery showcase meticulous craftsmanship, while the Esmeralda Quartzite kitchen serves as the centrepiece of the home.

The master suite enjoys sweeping views across the coastline to Avoca, with additional bedrooms elevated among the treetops. Designed for relaxed, low-maintenance living, the home is complemented by a mosaic mineral plunge pool and framed by limestone paving. Perfectly suited to families, professionals, or those seeking a refined coastal sanctuary just minutes to Terrigal's vibrant cafés, dining, and boutique shops.

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**FOR SALE**  
\$2,500,000

### 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**

### Key Features:

- Newly renovated architectural residence with high ceilings and natural light
- Expansive open-plan living with free-standing wood-burning fireplace
- Elevated entertaining deck amid landscaped tropical gardens
- Esmeralda Quartzite kitchen with Ilve appliances and breakfast bar
- Master suite with ocean views, built-in robe, and marble ensuite
- Magnolia marble bathrooms, bespoke joinery, and Blackbutt flooring
- Mineral plunge pool with Ezarri glass tiling and limestone surrounds
- Double garage with internal access, wine fridge, and alarm system
- Well-appointed laundry, air conditioning, and ample storage
- Walk to North Avoca Beach, minutes to Terrigal cafés, dining, and shops

Call Tim Andrews to arrange a private viewing on 0412 663 065.

### MORE DETAILS

Property ID	1HERGC1
Property Type	House
Land Area	655 m2
Including	Ensuite Study Air Conditioning Dishwasher Built-in-Robes Area Views Car Parking - Surface Carpeted Close to Schools Close to Shops Close to Transport

#### Tim Andrews 0412 663 065

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