



## Terrigal, 1 & 2/100 Riviera Avenue

Approved dual occupancy home with incredible ocean views

This spacious 6-bedroom home has been cleverly converted into two completely self-contained 3-bedroom units, each with private external access and breathtaking ocean views from both the lower and upper level north-facing balconies.

Both units boast 3 generous bedrooms, 2 bathrooms, a full kitchen and spacious living area that opens onto an expansive balcony where you can take in the spectacular sweeping vistas over Terrigal bowl, the beach and the lagoon, right out to Forresters Beach headland.

Comprising two self-contained apartments, this unique residence presents an incredible investment opportunity, with the flexibility to generate dual income streams through long-term leasing or holiday letting

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**For Sale**  
Contact Agent

**View**  
By Appointment

**Contact**  
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**LJ Hooker Terrigal**  
**(02) 4385 8444**

### Key features

- 562.8 sqm block with dual occupancy home offering two separate 3-bedroom units
- Each unit has 3 generous bedrooms with built-in robes and ceiling fans. Master bedroom boasts a large ensuite and access to balcony through sliding glass doors
- 2 modern kitchens with stainless steel appliances and dishwasher
- Each unit has a large combined bathroom and laundry
- North-facing balconies with breathtaking ocean views
- 2 off-street car spaces for both units at bottom of stairs that provide access to the property
- Ground floor compromises under house storage
- A short 4-minute drive to Terrigal beach and esplanade (30-minute walk). 10-minute drive to Erina Fair shopping centre and 20 minutes to Gosford Train Station

## More About this Property

<b>Property ID</b>	1H48GC1
<b>Property Type</b>	House
<b>Land Area</b>	562.8 m2

### Matthew Farrugia 0403 661 499

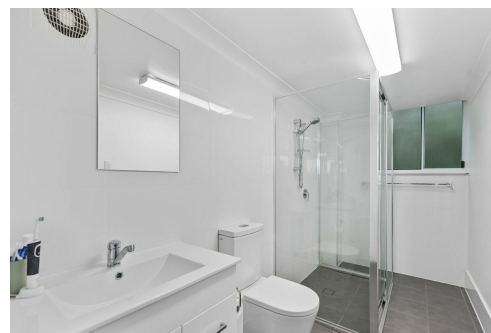
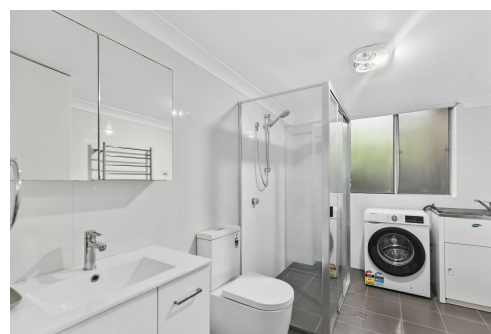
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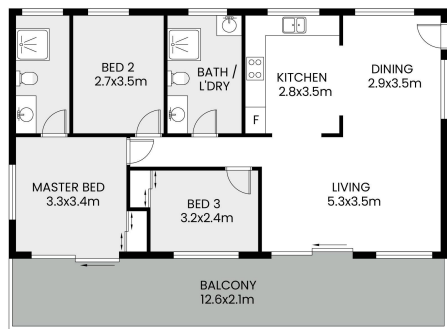
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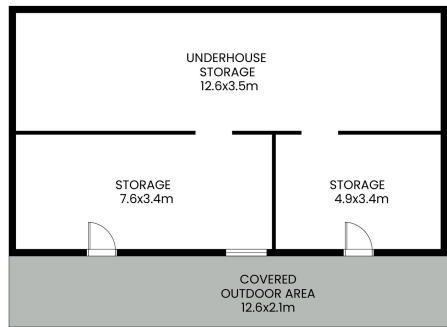
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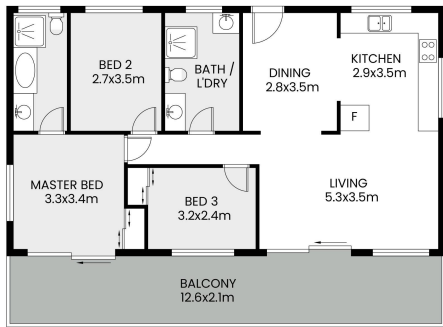
100 Riviera Avenue Terrigal



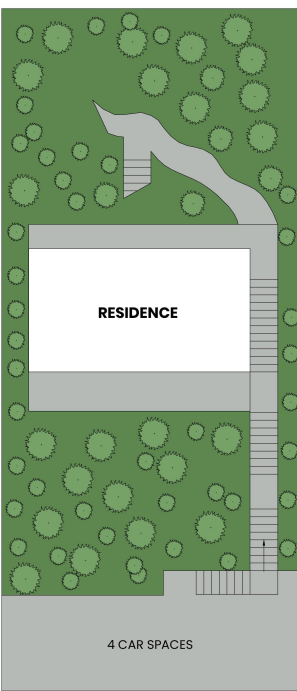
FIRST FLOOR



GROUND FLOOR



SECOND FLOOR



SITE PLAN

Scale in meter. Indicative only. Measurement and dimensions are approximate.  
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