

Terrigal, 12 Timber Cutter Avenue

Embodiment of Style, Quality & Convenience.

The fabulous street presence sets the scene for something truly special. Feeling instantly welcomed when entering this expertly built home, you will discover a seamless flow and serene atmosphere. Set within a highly desired position capturing elevated views over Kings Estate, positioned only 5 minutes to Terrigal Beach and approx. 100m to the entrance of the stunning Kincumber Mountain where you can enjoy trail runs and bike riding.

- Exquisite home embodying a resort style feel with high end craftsmanship and attention to detail throughout offering a choice of multiple living and entertaining spaces
- 745sqm parcel of land, wonderfully landscaped grassed yard
- Extend your pool season year-round with the heated pool, which features a heat pump for added comfort and enjoyment as well as a cascading water feature
- Spacious open plan living and dining area extends further with large stacker doors opening to entertaining balcony where you can enjoy year-round with ceiling fans and

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For Sale
Contact Agent

View
ljhooker.com.au/1G2NGC1

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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.

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electric blinds whilst taking in the breathtaking backdrop

- Deluxe kitchen features island bench with seating, stunning stone benchtops, gas cooking, Smeg oven, dishwasher, window feature, and convenient butler's pantry
- Private master suite with a relaxing outlook features huge walk-in-robe and luxurious open plan ensuite with bathtub, double vanity, double shower and private W/C
- Three additional, generous sized bedrooms on upper level all with built-in-robres, serviced by contemporary main bathroom plus additional living space
- Additional features include double garage with off street parking, ducted air-conditioning, ceiling fans, solar, powder room downstairs, tile and carpet flooring, large laundry with plenty of storage and a home office
- Perfectly positioned only a short drive to either Terrigal, Wamberal or North Avoca beaches, boutique shops, restaurants, cafes, schools and sporting facilities
- A quick 5 minute 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	1G2NGC1
Property Type	House
Land Area	745 m ²

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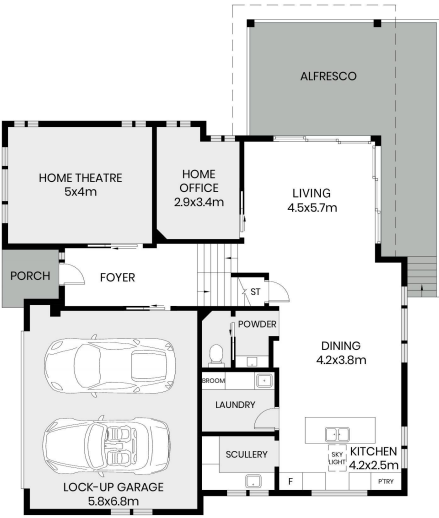
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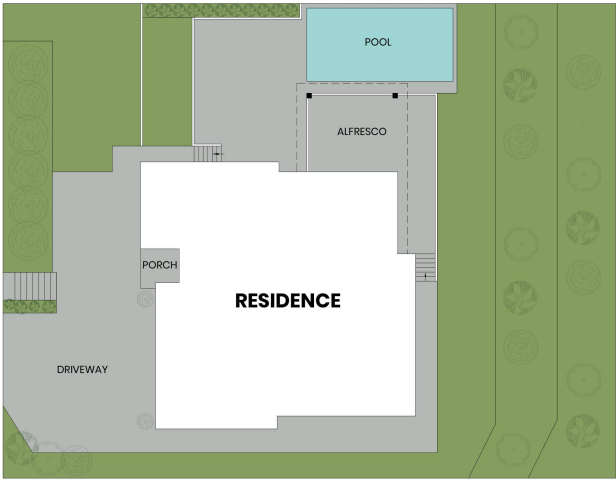
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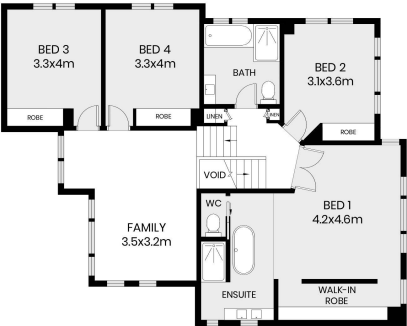
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GROUND FLOOR



SITE PLAN



FIRST FLOOR

Scale in metres. Indicative only. Measurements and dimensions are approximate.
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APPROX. INT: 270m²
APPROX. EXT: 474m²
LAND: 745m²



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