

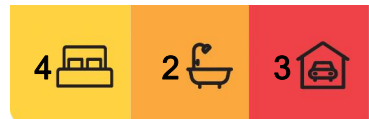


Terrigal, 13 Cheltenham Close

Premium Level of Living

This exceptionally crafted home delivers a premium level of living in a prominent coastal address. Immaculately presented featuring high end features and finishes throughout, the modern design maximises the flexible single story floor plan creating more than just a home but a place to relax and entertain year-round.

- Stunning Montgomery home set in a highly desired pocket of Terrigal, promises a secure, low maintenance and carefree lifestyle with nothing left to do
- Expansive, well considered floor plan offering space, versatility and comfort for the whole family with separate theatre room and open plan living, dining and entertaining area
- Incredible fusion of indoor / outdoor living with alfresco space fully equipped for year round entertaining featuring outdoor kitchen and BBQ, Stratco cool deck awning, roll down blinds, ceiling fans, outdoor burner, water and gas, outdoor TV and 7 person oasis spa
- Grand entertainers' kitchen with Electrolux one and half oven, pyroletic self-clean, Ilve 900ml 6 gas burner cooktop, glass splashback, Westinghouse premium dishwasher,



For Sale
Contact Agent

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ljhooker.com.au/1GBEGC1

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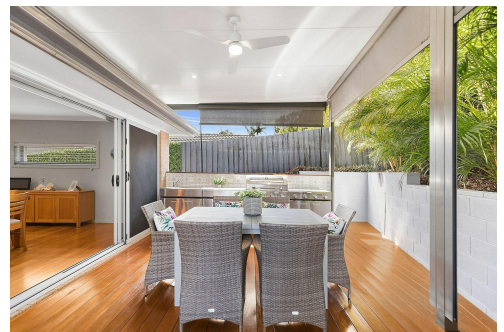
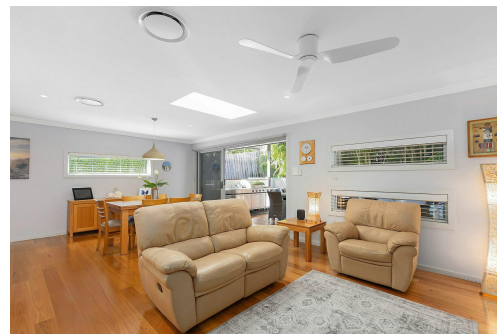
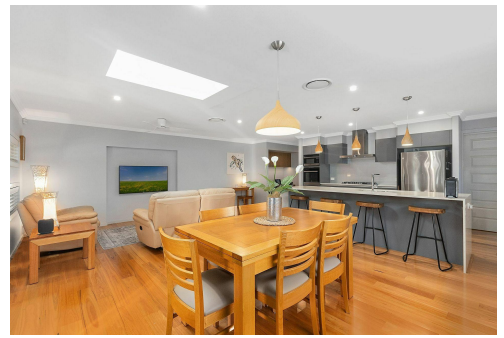


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LJ Hooker Terrigal
(02) 4385 8444

Caesarstone benchtops with waterfall ends on extra-long island bench and walk in pantry

- Relaxing master suite with walk-in-robe and ensuite featuring a double shower and vanity
- Additional three bedrooms with built-in-robos and ceiling fans, serviced by main bathroom
- Ideal work from home study nook with beautiful Tasmanian oak desk, overhead storage, and cleverly equipped with 4 port USB charging station and 2 network outlets
- Placed on a 550 sqm block with elevated views, front and rear Blackbutt decking, low maintenance gardens, fully automated watering system, secure gates, home security-remote key and key pad operation, security cameras and automated lights
- Additional features: 6 years old built to Basix certification, 6,500L water tank, large garage 6x6m with 2.7m high opening and large mezzanine storage, plenty of additional off street parking, dedicated caravan/boat storage area, 4.5x2.4m garden shed, agricultural drainage control, automatic garden lights, security certified doors and windows, 2x Bradford Windmaster roof ventilation, Daikan fully ducted air-conditioning, 2 Illume sky lights with remote dimmer, extra wide feature front door, premium cornice Cairo 3 step, Blackbutt timber floating floors, storage, gas outlets in both lounge and family room, DUX continuous flow natural gas with separate hot water line to kitchen and laundry and Velux skylight



More About this Property

Property ID	1GBEGC1
Property Type	House
Land Area	550 m ²

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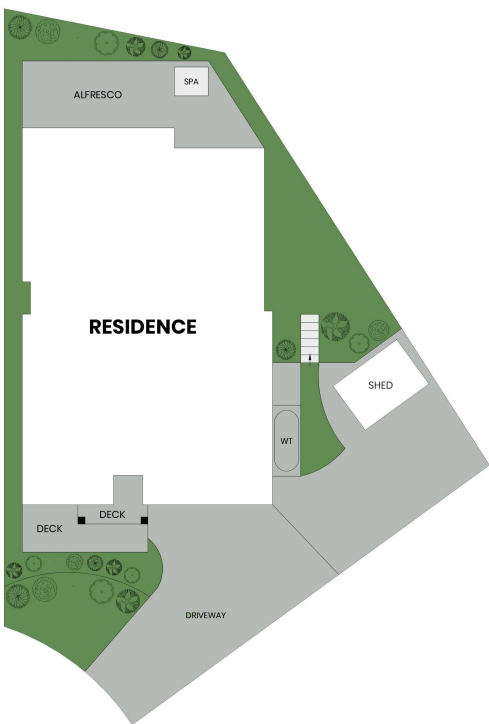
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13 Cheltenham Close, Terrigal



FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.



SITE PLAN

APPROX. INT: 225m²
LAND: 550m²



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