







13 Sunrise Avenue, Terrigal

Dual Living, Development Potential and a Beautiful Lagoon Outlook

Offering an exceptional combination of space, versatility and future potential, this character-filled Terrigal property presents an exciting opportunity on a substantial block with dual street access and a beautiful elevated outlook across Terrigal Lagoon and the surrounding bushland.

Rich in original cottage charm, the home features warm timber floors, inviting interiors and a renovated kitchen, while its flexible two-level layout offers a range of possibilities to suit families, investors or those seeking additional income.

Configured as one expansive residence, the property offers five bedrooms, two bathrooms and two kitchens. Alternatively, the lower level can function as a completely self-contained two-bedroom flat, complete with its own full kitchen, bathroom and separate access — ideal for multi-generational living, guest accommodation or rental income.

Adding further appeal is a double garage with convenient access via

5 **2** **2**

AUCTION
Sat 5th Dec @ 1:30PM

VIEW
Sat 7th Nov @ 1:30PM - 2:00PM

AGENTS

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Interested parties must rely solely on their own enquiries.

Florida Road, while an existing DA approval for a Dual Occupancy Development (Detached) with Torrens Title Subdivision, this presents an exciting opportunity for those looking to capitalise on the property's size, access and potential (subject to the approved plans and conditions).

Whether you're looking to accommodate an extended family, generate dual income, enjoy the flexibility of a substantial coastal home or explore its development potential, this is a property with plenty to offer.

Key features

- Generous 740sqm block with valuable dual street access
- Flexible configuration as a five-bedroom, two-bathroom, two-kitchen home or alternatively, a 3-bedroom home with a fully self-contained two-bedroom flat downstairs with full kitchen, bathroom and separate access
- 2 functional family-sized bathrooms, plus large external laundry
- Renovated kitchen upstairs with stone benchtops, island bench, generous storage
- 2 generous light-filled living areas that open onto expansive entertaining decks
- Elevated outlook across Terrigal Lagoon and surrounding bushland
- Detached 2-car garage accessed via Florida Road, with a direct pathway up to the house
- Exciting scope for extended family living, investment or future development with an existing DA approval for Dual Occupancy Development (Detached) with Torrens Title Subdivision is in place
- Central and convenient location. 4-minute drive to Terrigal Beach and town centre, 7-minute drive to Erina Fair shopping centre and 20 minutes to Gosford Train Station

Rates
Council $3,708.70 Per annum
Water $1,017.37 Per annum

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MORE DETAILS

Property ID	1J8HGC1
Property Type	House
Land Area	740 m2
Including	Toilets (2)
	Built-in-Robes
	Close to Schools
	Close to Shops
	Close to Transport
	Garage
	Gas
	Kitchenette
	River Views
	Storage











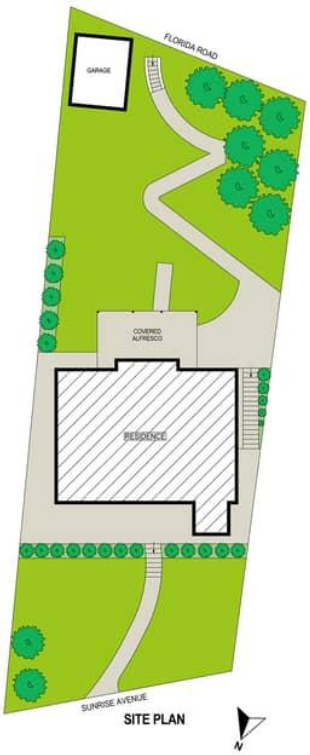
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SITE PLAN

Scale in meter. Indicative only. Measurement and dimensions are approximate.
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Internal: 171sqm
External: 49sqm

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