





177 Terrigal Drive, Terrigal

## Sprawling Coastal Sanctuary with Flexible Dual Living

Set on an expansive and private 1,223sqm corner parcel, this Terrigal address offers a rare sense of space and seclusion that's increasingly hard to find. This property enjoys an elevated, tucked-away position-creating a true sanctuary where privacy, tranquillity and lifestyle come together effortlessly.

The generous landholding is matched by a substantial and highly flexible residence, ideal for large or extended families, multi-generational living or those seeking additional income potential. Multiple living zones and well-considered accommodation provide space and separation, allowing the home to adapt seamlessly to a variety of lifestyle needs.

A standout feature is the completely self-contained two-bedroom flat, privately positioned with its own separate access. Perfect for guest accommodation, rental income or a home business, it offers excellent independence from the main residence. For those seeking a single, expansive home, the flat can be easily reconnected by reinstating the existing internal staircase-providing the flexibility to configure the property as one cohesive residence or two distinct dwellings.

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**FOR SALE**

Price Guide \$1,500,000

**VIEW**

By Appointment

**AGENTS**

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**AGENCY**

LJ Hooker Terrigal

(02) 4385 8444

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.

 **LJ Hooker**

Despite its peaceful setting, the location delivers exceptional convenience. Just minutes from Terrigal Beach, local schools and major shopping hubs, everything you need is within easy reach. Enjoy the best of coastal living while returning home to your own private retreat surrounded by space and greenery.

A truly unique offering that combines scale, privacy and versatility with a prime lifestyle location, this is a rare opportunity to secure a substantial landholding in one of the Central Coast's most sought-after suburbs.

#### Key features

- Renovated split-level brick home on a 1,226sqm sqm block, with dual-living (upstairs and downstairs) configuration
- Strong rental & income potential with the option to lease one or both spaces separately, tapping into Terrigal's robust rental market
- 6 generous bedrooms, plus study. Main residence has 4 bedrooms and study and downstairs flat has two bedroom, all with built-in robes
- Master bedroom features spacious ensuite, walk-in robe plus generous built-in robe
- 4 bathrooms in total, including two ensuites in main residence
- 2 renovated kitchens, both with dishwashers. Main kitchen boasts island bench, walk-in pantry and large freestanding oven
- Ducted a/c and ceiling fans in main residence. Split-system a/c in flat
- The main residence enjoys elevated outlooks and ocean glimpses from the living area and covered deck, perfect for relaxed living and entertaining, while downstairs has a sprawling backyard offering room for outdoor entertaining, family activities or potential further development
- Both dwellings have separate access and parking in private driveways
- Double-garage with ample storage and internal access to main residence
- Short 5-minute drive to Terrigal Beach and town centre
- 5 minutes to Erina Fair shopping centre and 15 minutes to Gosford Train Station

#### Rates:

Council Rates \$3,455.99 Per annum

Water Rates \$1,185.08 Per annum

Currently achieving a combined rental income of \$1,525 per week

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## MORE DETAILS

Property ID 1HUYGC1  
Property Type House  
Land Area 1223 m2  
Including Ensuite  
Air Conditioning  
Dishwasher  
Built-in-Robes  
Area Views  
Close to Schools  
Close to Shops  
Close to Transport  
Garage  
Gas  
Internal Laundry

**Matthew Farrugia 0403 661 499**

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**Michael Ahearn 0466 464 240**

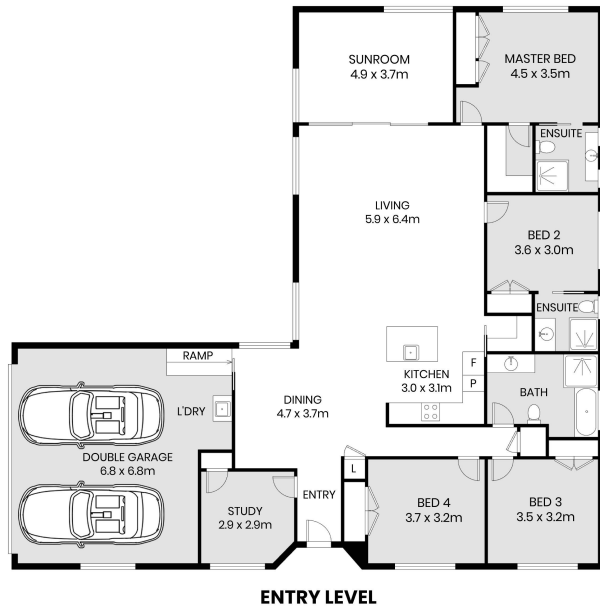
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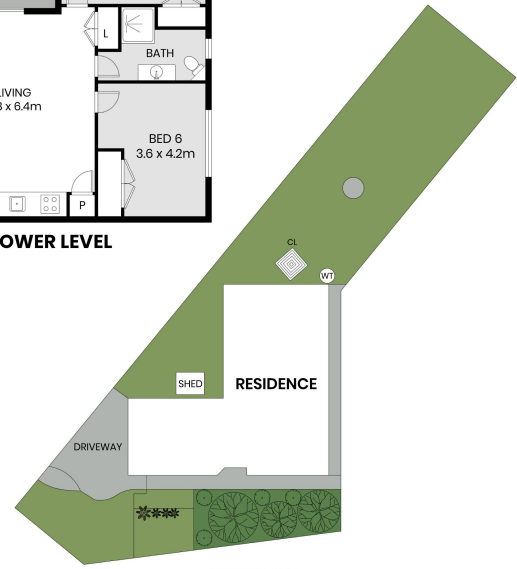
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LOWER LEVEL



SITE PLAN

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