



18 Maree Avenue, Terrigal

Stylish Split-Level Retreat —an Entertainers' Dream!

Designed for modern family living and effortless year-round entertaining, this stunning, split-level residence offers space, sophistication and lifestyle in one of Terrigal's most sought-after pockets.

Upstairs, the heart of the home unfolds with an open-plan kitchen, dining and living zone designed for entertaining. The modern kitchen boasts a large island bench and butler's pantry with a wine fridge and second sink. Sliding doors extend the living space to a large covered entertaining deck with built-in BBQ, rangehood, outdoor fan and motorised blinds - perfect for year-round gatherings.

The ground floor serves as a private sanctuary for parents, featuring an expansive master suite with walk-in robe, modern ensuite, a study nook and wine cellar, and a generous living area that opens seamlessly out to the garden, spa and pergola —a private and relaxing outdoor oasis.

Perfectly positioned close to beaches, schools, shops and amenities, this well-appointed home offers the ultimate coastal lifestyle with a touch of luxury and absolute convenience.

4 3 2

FOR SALE
\$1,565,000

AGENTS

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AGENCY

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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

Key features:

- Modern and spacious split-level home on a 556sqm block with solar power
- 4 bedrooms all with built-in robes and ceiling fans
- Ground-floor master suite boasts large walk-in robe and modern ensuite with double vanity and spa bath
- Spacious main bathroom features double vanity and large bathtub
- Modern kitchen with large island bench, AEG induction cooktop and oven with steamer, Miele dishwasher and butler's pantry with wine fridge and second sink
- Large internal laundry
- Ducted AC, ceiling fans and gas fireplace in ground floor living area
- Under-stair storage that is currently utilised as a wine cellar
- Large covered entertaining deck with gas BBQ and rangehood, plus outdoor fan and motorised blinds that allow for year-round enjoyment
- Low-maintenance garden with timber deck, pergola, 8-person spa and level lawn area
- Double lock-up garage with built-in storage, plus additional off-street parking in driveway
- Separate under house workshop and storage room
- Convenient location close to beaches, schools, sports field, skate park and shops
- Short 5-minute drive to Terrigal Beach and town centre
- 7 minutes to Erina Fair shopping centre and 16 minutes to Gosford Train Station

MORE DETAILS

Property ID	1HEAGC1
Property Type	House
Land Area	556.4 m2
Including	Ensuite Study Air Conditioning Dishwasher Built-in-Robes Close to Schools Close to Shops Close to Transport Garage Internal Laundry Spa Storage

Matthew Farrugia 0403 661 499

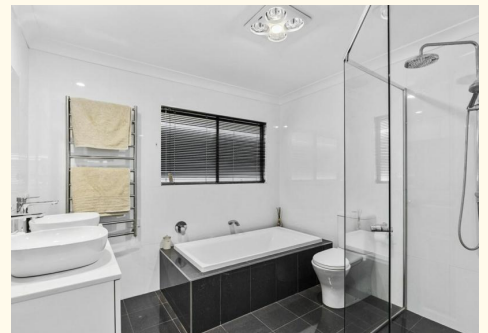
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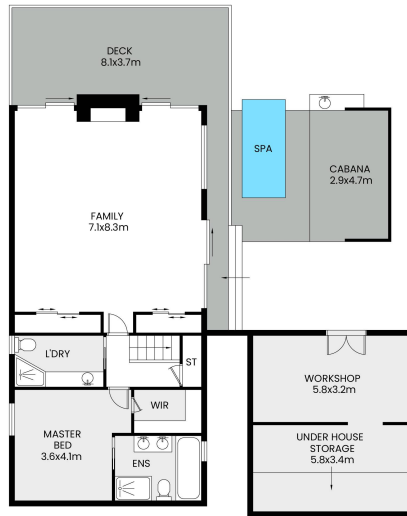
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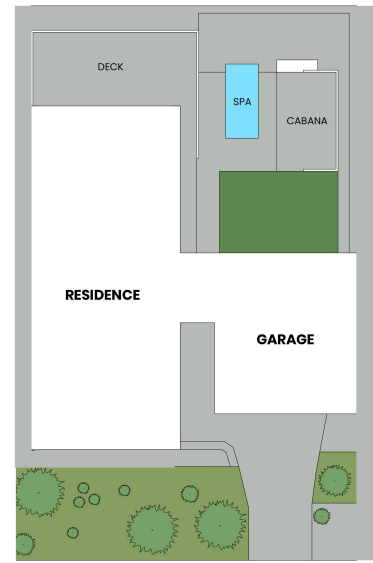
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GROUND FLOOR



FIRST FLOOR



SITE PLAN

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