

2/394 Terrigal Drive, Terrigal

# The Seville: Grand Federation Elegance, Restored for Modern Living

Introducing Seville, a magnificent circa 1913 residence where grand Federation architecture meets considered contemporary luxury, is ready to begin its next chapter with its new owners.

Set behind a beautifully crafted sandstone fae, this heritage-listed residence has been meticulously restored, retaining its defining period features while a 1970's extension and renovation introduces modern comfort, style and functionality. Inside, soaring ceilings, rich timber detailing and generous proportions create an impressive sense of space, with every room revealing its own character.

Multiple living and entertaining zones provide exceptional flexibility for family living and hosting, while the impressive main living room takes centre stage with its distinctive octagonal design, soaring timber ceilings, combustion fireplace and timber doors opening to the landscaped gardens.

Where the old meets new, a striking entertainers' kitchen adds a contemporary edge, appointed with stone benchtops, a Belling stove,

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**FOR SALE**
$1,550,000 - $1,650,000

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

**AGENTS**

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**AGENCY**

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Interested parties must rely solely on their own enquiries.

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integrated dishwasher, breakfast bar and extensive storage. It is a considered addition that complements, rather than competes with, the home's original character.

A luxurious master suite features a private dressing room and ensuite overlooking the gardens, while the main bathroom combines modern luxury with period charm, complete with a freestanding bathtub, separate shower and original stained-glass window.

Outside, beautifully manicured gardens create a private backdrop to multiple covered entertaining areas, offering plenty of space to relax, entertain and enjoy the leafy surrounds.

Ideally positioned just minutes from Terrigal and Wamberal beaches, local cafés, restaurants and lifestyle amenities, with Erina Fair also close by, this is a rare opportunity to own a significant piece of Central Coast history, thoughtfully restored and ready to be enjoyed for generations to come.

Key features:
- Charming heritage listed property, 'Seville', built in 1913 and since sensitively restored, extended and updated for modern living
- Original Federation features such as sandstone walls, fretwork, chandeliers, painted pressed metal ceilings add charm and character
- 4 oversized bedrooms including a luxurious master suite with dressing room and ensuite featuring a freestanding bath overlooking the garden
- Renovated main bathroom also boasts a dreamy freestanding bathtub, sandstone feature wall and stained-glass window
- Stunning entertainers' kitchen boasts stone benchtops, Belling stove, integrated dishwasher, breakfast bar, abundance of bench and cupboard space
- Multiple living and entertaining spaces offer flexibility for family living and hosting
- Breathtaking main living room with unique octagonal design, soaring timber ceilings, exposed brick walls, combustion fireplace, soaring timber ceilings and timber doors opening out into stunning landscaped gardens
- As part of the restoration process this home received brand new flooring, newly installed kitchen and new internal glass balustrade
- Split-system a/c, updated fireplace in formal dining room and ceiling fans throughout for year-round comfort
" Multiple covered outdoor entertaining areas and spa area —the perfect place to relax and enjoy the beautifully manicured grounds and gardens
- Original wraparound verandah offers another place to entertain or unwind and soak in the lovely elevated outlook
- Driveway access to double garage plus additional rear parking
- Perfectly positioned just minutes to local Terrigal & Wamberal beaches and Terrigal's vibrant town centre
- Only 90 minutes to Sydney or Newcastle.

Rates:
Council $3,033.01 Per annum
Water $975.48 Per annum

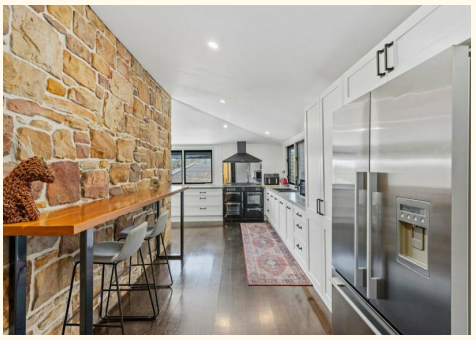
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## MORE DETAILS

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| Property ID | 1J69GC1 |
| Property Type | House |
| Land Area | 1238 m2 |
| Including | Ensuite |
| | Study |
| | Air Conditioning |
| | Fire Place |
| | Dishwasher |
| | Built-in-Robes |
| | Close to Schools |
| | Close to Shops |
| | Close to Transport |
| | Garage |
| | Internal Laundry |
| | Spa |











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