



33 Yeramba Crescent, Terrigal

Dual occupancy with exceptional income potential

Positioned in one of Terrigal's most convenient and tightly held pockets, this dual-dwelling property offers a rare chance to secure not just a home, but a high-performing investment in one of the Central Coast's most desirable beachside suburbs. With schools, cafés, beaches and Terrigal's bustling town centre only minutes away, the lifestyle and rental appeal here is undeniable.

Set on a generous 650sqm block, the property includes a three-bedroom main residence and a separately metered, council-approved two-bedroom granny flat-perfect for generating immediate rental income or creating flexible multi-generational living.

The main home includes three bedrooms with built-ins, a large downstairs rumpus, a main bathroom plus powder room, and a covered balcony ideal for entertaining, which also offers excellent scope for expansion, with potential to convert the space below into a parents' retreat featuring a main bedroom and ensuite. The original kitchen presents an exciting opportunity to renovate and instantly add value.

The modern, well-appointed granny flat features two spacious

5 2 2

FOR SALE
\$1,450,000

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.

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bedrooms, a combined bathroom and laundry, and a fully equipped kitchen-ready to rent from day one.

Whether you choose to live in one and lease the other, rent both for dual income, or live in the granny flat while you renovate the main home, this property offers endless potential to maximise returns in a blue-chip location.

- 650sqm block with dual occupancy: two-storey main home and council-approved granny flat
- Main residence has 3 generous bedrooms all with built-in robes
- Main bathroom plus powder room downstairs for added convenience
- Original kitchen and appliances-ideal for updating and adding value
- Large covered front balcony and east-facing rear deck with ocean glimpses
- Split-system a/c and ceiling fans in bedrooms
- Granny flat boasts 2 generous bedrooms with built-in robes, combined bathroom laundry and fully-equipped kitchen
- Low-maintenance tropical gardens with scope to enhance
- 1.5-car drive-through garage with integrated storage, plus additional off-street parking
- Additional 2-car off-street parking
- Convenient coastal location, just 5 minutes to Terrigal Beach and town centre and 8 minutes to Erina Fair shopping centre

MORE DETAILS

Property ID	1HGRGC1
Property Type	House
Land Area	665 m2

Tim Andrews 0412 663 065

Principal / Licensee - LREA | tim.andrews@ljhooker.com.au

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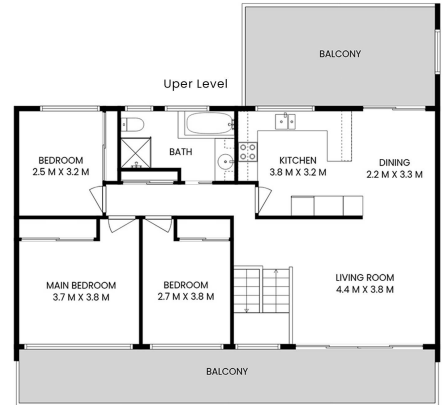
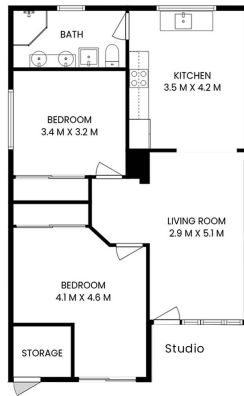
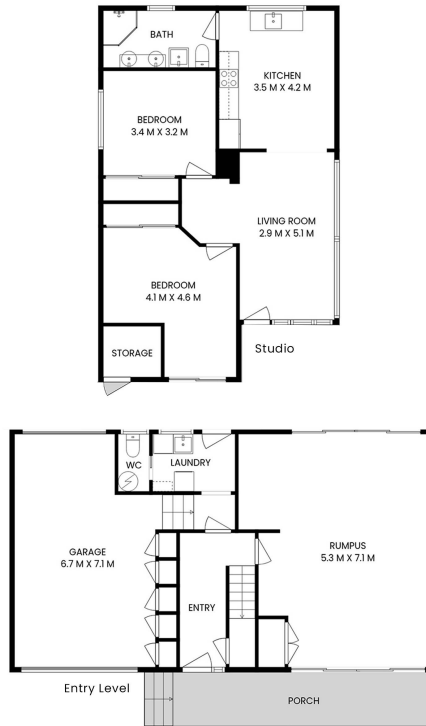
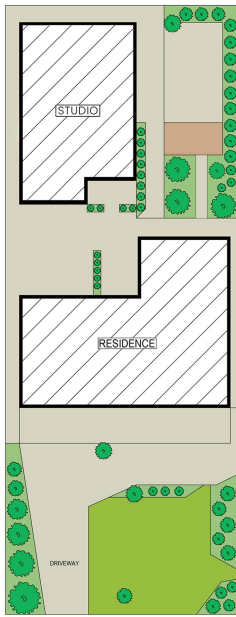
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Scale in meter. Indicative only. Measurement and dimensions are approximate.
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