

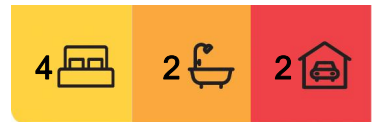


## Terrigal, 39 Sheffield Drive

Luxury Living Set on 886sqm Backing Serene Bushland

Captivating from the outset, this extraordinary single level family home is set amongst a serene bushland backdrop offering privacy, space and sophisticated inclusions. Meticulously planned layout with completely refurbished interiors, the properties appeal extends throughout as it opens out to a central entertaining area overlooking the yard. Offering superb liveability and remarkable convenience only minutes to everything you will need, this is an opportunity not to be missed.

- Positioned on an ideal north-facing 886sqm block in the highly sought after Terrigal Estates
- Immaculately presented home with a huge frontage and near level grassed



**For Sale**  
\$1,750,000

**View**  
[ljhooker.com.au/1FRGGC1](http://ljhooker.com.au/1FRGGC1)

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**LJ Hooker Terrigal**  
**(02) 4385 8444**

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yard framed by established gardens, bordering bushland reserve that wraps around to a meandering creek

- Harmonious blend of contemporary and classic design with beautiful herringbone timber floors, 3m high ceilings and plush Hamptons features throughout
- Multiple living and entertaining zones include expansive rumpus or second living room, open plan dining area and central kitchen leading through to main living room featuring a stunning gas fireplace with clever cocktail and study nooks on either side with retractable doors
- Sensational kitchen designed by Vogue Kitchens equipped with high end appliances and clever storage solutions, 5 burner gas cooking, 900mm and 600mm ovens, commercial grade externally vented induction fan, integrated dishwasher, sliding pantry and butlers pantry
- Relaxing master bedroom with modern ensuite bathroom and walk-in-robe, plus three additional bedrooms, all with built-in-ropes, serviced by main three-way bathroom with deluxe back to wall bathtub, shower, separate W/C and vanity
- Additional features include ducted A/C, ceiling fans, plantation shutters, Swann security system, in ceiling cinema speakers by Focal Audio, double garage, ample storage, laundry, gas fireplace integrated and remote controlled
- Perfectly positioned close to Terrigal Beach, shops, cafes, restaurants and schools
- Only minutes to Erina Fair Shopping Centre, easy access to public transport, 15-20 minutes to Gosford Train Station and M1 freeway to Sydney and Newcastle



## More About this Property

**Property ID** 1FRGGC1

**Property Type** House

**Land Area** 886 m<sup>2</sup>

### Matthew Farrugia

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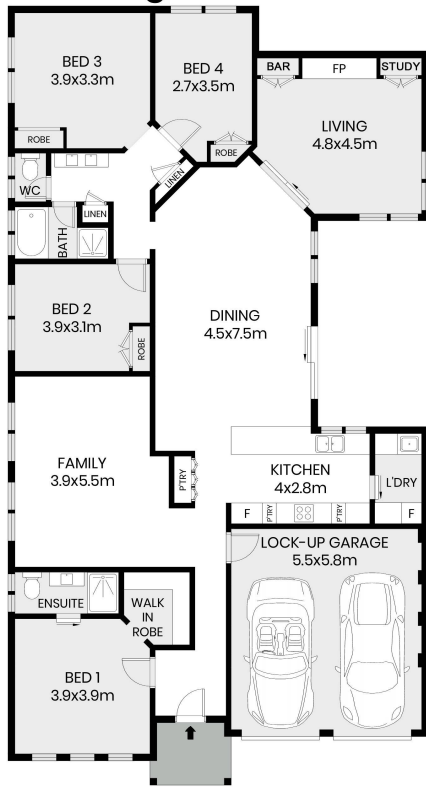
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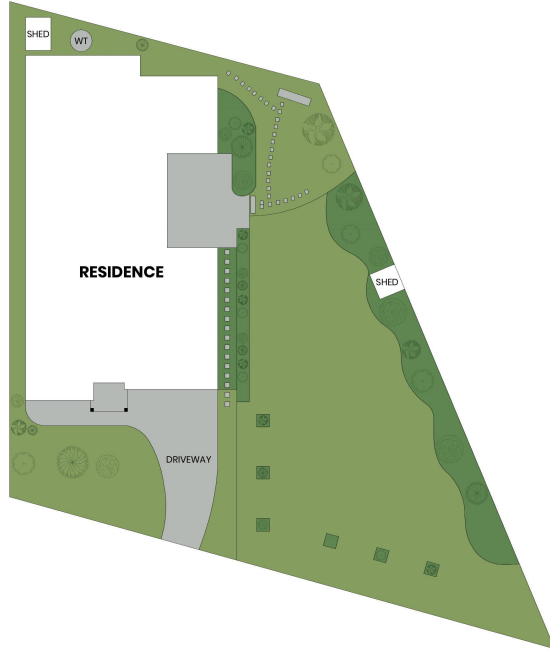
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# 39 Sheffield Drive Terrigal



**FLOOR PLAN**



**SITE PLAN**

Scale in metres. Indicative only. Measurements and dimensions are approximate.  
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**APPROX. INT: 230m<sup>2</sup>**  
**APPROX. EXT: 655m<sup>2</sup>**  
**LAND: 886m<sup>2</sup>**



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