






40 Golden Grove Circuit, Terrigal

5  2  2 

Prestige Family Residence in Peaceful Bushland Estate

Set on a generous, gently elevated block in the highly coveted Terrigal Estates, this impressive family home delivers space, modern comfort and everyday convenience in a peaceful bushland setting - with the beach just minutes away.

Designed for family living and effortless entertaining, the split-level layout features four spacious bedrooms, two bathrooms, a large laundry and an expansive open-plan kitchen, living and dining area flooded with natural light. A separate media/rumpus room offers flexibility - ideal as a kids' retreat, guest suite or potential fifth bedroom.

Outdoors, a sun-soaked entertaining deck overlooks the resort-style pool, creating the perfect backdrop for year-round gatherings. The fully fenced lawn and low-maintenance gardens provide a safe and relaxed space for children and pets to play.

With Terrigal Beach, local schools, cafés and shops all just minutes away, this home delivers the best of coastal living with true everyday practicality.

FOR SALE
\$1,633,000

AGENTS

Matthew Farrugia
0403 661 499
matthew.farrugia@ljhooker.com.au

Harry Gray
0421 954 410
harry.gray@ljhooker.com.au

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**

Key features:

- Spacious two-storey family home on an 806.9 sqm block in the highly sought-after Terrigal Estates
- Four generous bedrooms, all with built-in robes and ceiling fans
- Master suite features walk-in wardrobe and private ensuite
- Modern family bathroom plus additional ensuite to the master bedroom
- Contemporary entertainer's kitchen with stainless steel appliances, 900 mm gas cooktop and breakfast bar
- Dedicated home office plus separate media/rumpus room - ideal as a fifth bedroom or guest retreat
- Resort-style in-ground swimming pool and covered outdoor entertaining deck
- Double lock-up garage with excellent storage capacity
- Split-system aircon, combustion wood fireplace and ceiling fans throughout
- 6.3 kW solar system and 4,000 L water tank for energy and water efficiency
- Close to beaches, shops, schools and public transport - walking distance to Terrigal High School
- Convenient and central location: 6 minutes to Terrigal Beach, 8 minutes to Erina Fair and 16 minutes to Gosford Station

MORE DETAILS

Property ID	1HEVGC1
Property Type	House
Land Area	806.9 m2
Including	Ensuite Built-in-Robes Close to Schools Close to Shops Close to Transport Garage Gas Internal Laundry Pool Storage

Matthew Farrugia 0403 661 499

Director / Sales Specialist - LREA |
matthew.farrugia@ljhooker.com.au

Harry Gray 0421 954 410

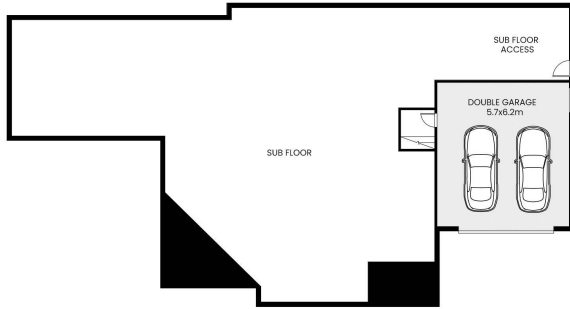
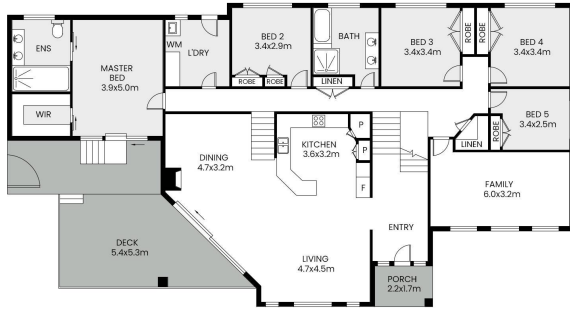
Sales Associate to Matthew Farrugia | harry.gray@ljhooker.com.au

LJ Hooker Terrigal (02) 4385 8444

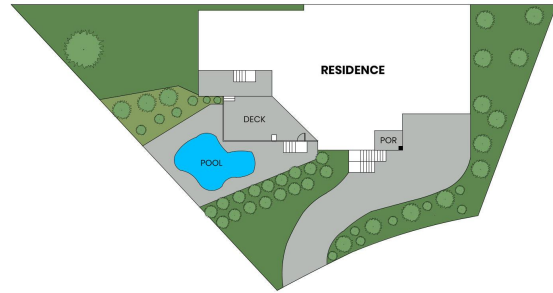
Shop 1 & 2, 1 Campbell Crescent, TERRIGAL NSW 2260
terrigan.ljhooker.com.au | terrigan@ljhooker.com.au



40 Golden Grove Circuit Terrigal



FLOOR PLAN



SITE PLAN

Scale in meter. Indicative only. Measurement and dimensions are approximate.
All information contained herein is gathered from source we believe to be reliable.
However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.



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.

