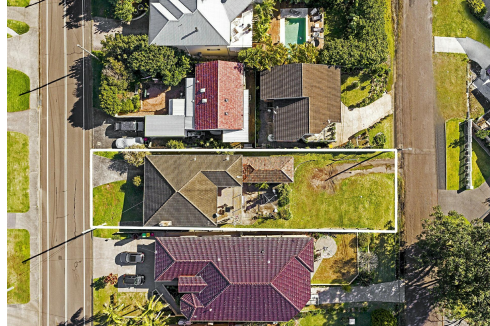


POTENTIAL VIEW FROM SECOND STORY

**SOLD**

POTENTIAL VIEW FROM SECOND STORY



## Terrigal, 40 Willoughby Road

### Renovate or Redevelop

Positioned within walking distance to Terrigal Beach, cafes and restaurants is this unique property, currently set up as three flats. Presenting a rare investment opportunity to renovate and renew or knock down and rebuild (STCA) in a brilliant Terrigal location. Benefitting from 697sqm block, dual street access from Willoughby Road and Ogilvie Street, capturing lake and ocean views, in a sun drenched North facing position.

- Situated on a level, 697sqm block with dual street access in a convenient Terrigal location, walking distance to the lake and beach
- Enormous potential to design and build your own dream home or renovate the existing property (STCA)
- Brick home currently set up as three separate flats
- Great investment, prime location, unique opportunity
- Council rates approximately \$2385 per annum
- Land size approximately 697 sqm

5

3

1

**For Sale**  
\$1,920,000

**View**  
[ljhooker.com.au/1GA3GC1](https://www.ljhooker.com.au/1GA3GC1)

**Contact**  
**Tim Andrews**  
0412 663 065  
[tim.andrews@ljhooker.com.au](mailto:tim.andrews@ljhooker.com.au)  
**Dougal Miller-Sneddon**  
0423 138 180  
[dougal.millersneddon@ljhooker.com.au](mailto:dougal.millersneddon@ljhooker.com.au)



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

**Disclaimer:** 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.

## More About this Property

|               |                    |
|---------------|--------------------|
| Property ID   | 1GA3GC1            |
| Property Type | House              |
| Land Area     | 697 m <sup>2</sup> |

### Tim Andrews 0412 663 065

Principal / Licensee - LREA | [tim.andrews@ljhooker.com.au](mailto:tim.andrews@ljhooker.com.au)

### Dougal Miller-Sneddon 0423 138 180

Sales Associate to Tim Andrews - LREA | [dougal.millersneddon@ljhooker.com.au](mailto:dougal.millersneddon@ljhooker.com.au)

### LJ Hooker Terrigal (02) 4385 8444

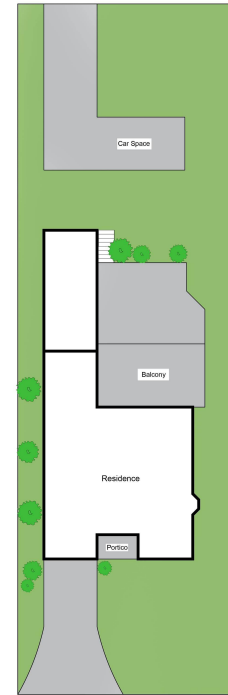
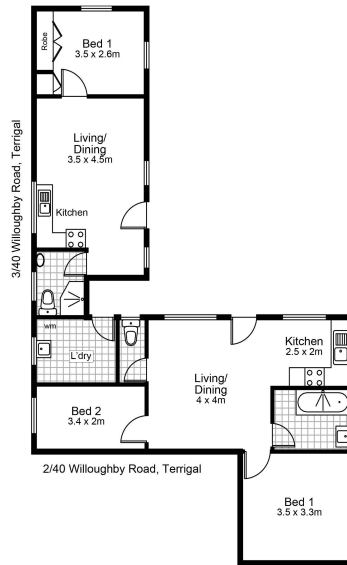
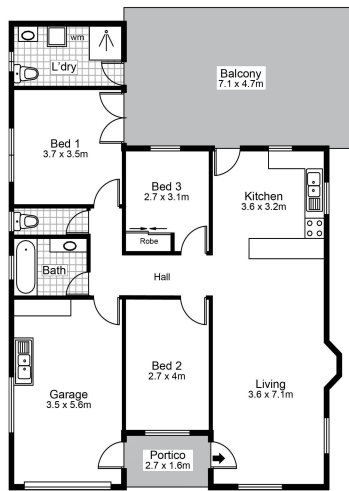
Shop 1 & 2, 1 Campbell Crescent, TERRIGAL NSW 2260

[terrigan.ljhooker.com.au](mailto:terrigan.ljhooker.com.au) | [terrigan@ljhooker.com.au](mailto:terrigan@ljhooker.com.au)



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



3/40 Willoughby Road, Terrigal

INT : 31 m<sup>2</sup>

2/40 Willoughby Road, Terrigal

INT : 53 m<sup>2</sup>

40 Willoughby Road, Terrigal

INT : 110 m<sup>2</sup>

EXT : 34 m<sup>2</sup>



NOT TO SCALE

0 1 2 3 4 5 SCALE (METRES)

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

## 40 Willoughby Road, Terrigal