



44 Beaufort Road, Terrigal

## Coastal Cottage Charm With Dual-Income Potential

Positioned in one of Terrigal's most convenient and tightly held pockets, this dual-dwelling property presents a rare opportunity to secure a charming coastal cottage with exciting renovation potential, complemented by a modern, self-contained two-bedroom granny flat.

Set on a generous 771sqm parcel, the three-bedroom main residence is rich in coastal character and offers outstanding scope to update or reimagine. It features three generous sized bedrooms two with built-in wardrobes, a spacious living area, original kitchen and bathroom, and a covered deck overlooking the yard-perfect for relaxed outdoor living.

Privately positioned with its own access, the council-approved granny flat delivers contemporary comfort and immediate income potential, complete with two generous bedrooms, a modern kitchen and a private entertaining deck. Offering exceptional flexibility for dual income, extended family or future plans, this is a standout opportunity in one of the Central Coast's most sought-after beachside suburbs, just minutes from schools, cafés, pristine beaches and Terrigal's vibrant town centre.

Key features:

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.

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**FOR SALE**  
\$1,540,000.00

### AGENTS

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### AGENCY

LJ Hooker Terrigal  
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 **LJ Hooker**

- Generous 771sqm parcel with dual occupancy comprising a 3-bedroom cottage and a council-approved 2-bedroom granny flat
- Rental Appraisal, Main house: \$650.00 - \$730.00 p/w and Granny Flat: \$600.00 - \$650.00 p/w
- Character-filled main residence offering 3 generous bedrooms, two with built-in wardrobes, plus 2 bathrooms including an ensuite to the master
- Original kitchen and finishes, presenting excellent scope to renovate, update or add further value
- Privately positioned, self-contained granny flat with its own access, featuring two bedrooms with built-in wardrobes, a contemporary kitchen and modern bathroom
- Both dwellings have split-system a/c and ceiling fans providing year-round comfort
- Private entertaining deck to the granny flat, perfect for alfresco living
- Low-maintenance gardens with opportunity to enhance or further landscape
- " Highly sought-after Terrigal address, just 5 minutes to Terrigal Beach and town centre, cafés and schools, and approximately 8 minutes to Erina Fair Shopping Centre

Please note that all information herein is gathered from sources we believe to be reliable. Images, photographs, plans, drawings and maps are indicative only. LJ Hooker Terrigal makes no representation or warranty as to the accuracy of the information provided and accepts no liability for any errors or omissions. All interested parties should make and rely upon their own independent enquiries. All measurements and details are approximate and subject to change without notice.

## MORE DETAILS

Property ID	1HRAGC1
Property Type	House
Land Area	771.4 m2
Including	Ensuite
	Air Conditioning
	Dishwasher
	Built-in-Robes
	Carport
	Close to Schools
	Close to Shops
	Close to Transport
	Garage
	Gas
	Internal Laundry

### Matthew Farrugia 0403 661 499

Director / Sales Specialist - LREA |  
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### Harry Gray 0421 954 410

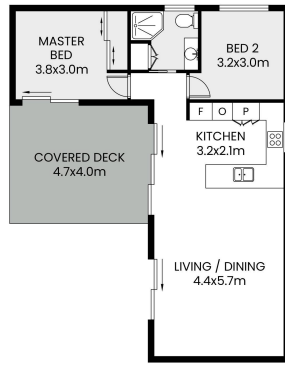
Sales Associate to Matthew Farrugia | harry.gray@ljhooker.com.au

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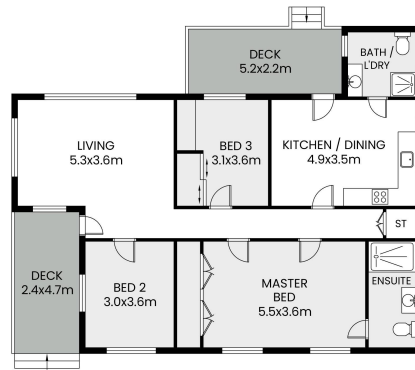
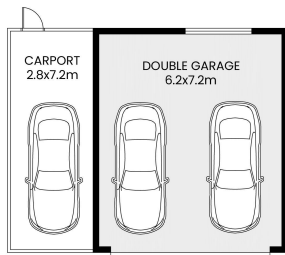
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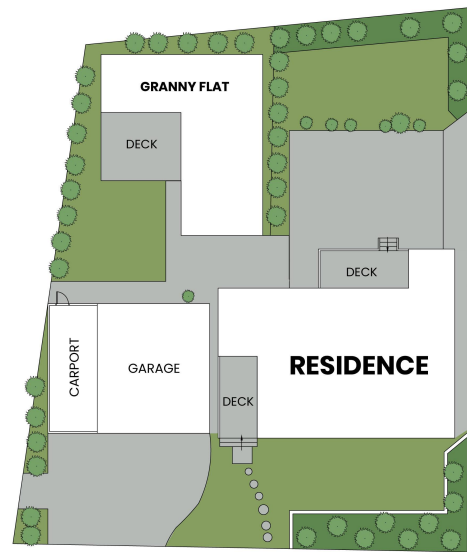
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**GRANNY FLAT**



**MAIN RESIDENCE**



**SITE PLAN**

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