






49 Barnhill Road, Terrigal

Architectural Coastal Luxury with Panoramic Ocean Views

Commanding a prized elevated position in the heart of Terrigal, this exceptional contemporary residence captures breathtaking ocean vistas and an abundance of natural light, delivering a sophisticated interpretation of modern coastal living. Designed with architectural clarity and effortless elegance, the home combines soaring ceilings, expansive glazing and refined finishes to create a sanctuary of space, style and tranquillity.

The main living level unfolds in a beautifully light-filled open plan, where oversized windows frame the ocean outlook and invite refreshing sea breezes throughout the interiors. A sense of relaxed luxury defines the space, enhanced by bespoke integrated bench seating with hidden storage-an inviting setting for entertaining, quiet relaxation or family gatherings-while a generously proportioned theatre room offers the perfect retreat for immersive audio-visual experiences.

Discreetly positioned off the dining area, a concealed home office sits behind a sliding door, offering a private and practical workspace while maintaining the seamless flow of the home's open design.

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FOR SALE

Price Guide \$4,400,000

VIEW

By Appointment

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 **LJ Hooker**

At the heart of the home, the designer kitchen has been thoughtfully crafted for both everyday living and effortless entertaining. A generous breakfast bar anchors the space, while a convenient servery window connects directly to the outdoor entertaining terrace, creating a natural extension of the indoor living environment.

Step outside to a private resort-style setting where a sparkling in-ground saltwater pool forms the centrepiece of the alfresco entertaining zone. Complete with an outdoor shower and tranquil outlook, the space offers the perfect retreat after a swim or a day spent at nearby Terrigal Beach.

First floor of the house boasts exceptional ocean views, a private family area, spacious outdoor balcony and four bedrooms. All indoor areas with high quality engineered timber flooring, bedrooms are generous in size, with adequate storage, main bedroom with ensuite and a separate main bathroom and toilet.

The home's flexible floorplan continues downstairs, where a spacious multipurpose retreat with its own ensuite provides ideal separation for guests, teenagers, extended family or a private studio.

Positioned just moments from the golden sands of Terrigal Beach and the vibrant cafés, boutiques and restaurants of the Terrigal village centre, this impressive residence offers a rare opportunity to secure an elevated coastal lifestyle of exceptional comfort and convenience.

Key features:

- Prestigious 739.8sqm elevated block capturing sweeping ocean views
- Architecturally inspired four-bedroom coastal residence designed for light, ventilation, space and privacy
- Luxurious master retreat with modern ensuite and private balcony showcasing panoramic ocean vistas
- Versatile ground-floor retreat with full bathroom - ideal for guests, teenagers or a creative studio
- Four bathrooms in total, including a thoughtfully designed main bathroom with separate vanity, toilet and shower zones
- Designer entertainer's kitchen with large breakfast bar, servery window, Omega oven and gas cooktop, and Bosch dishwasher
- Custom integrated bench seating in dining area with built-in storage
- Ducted air conditioning, plantation shutters and well positioned windows to facilitate maximum ventilation and light throughout
- Elegant timber flooring upstairs and durable tiled flooring downstairs
- Expansive covered alfresco entertaining deck overlooking the pool
- Sparkling in-ground saltwater pool complemented by outdoor shower
- Double automated lock-up garage with internal access plus secure electric gated entry from the street
- A short walk to Terrigal Beach and the village centre.
- Around 10 minutes to Erina Fair shopping and dining precinct
- Approximately 16 minutes to Gosford railway station

Rates

Water \$1,185.08 Per annum

Council \$4,133.29 Per annum

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without notice

MORE DETAILS

Property ID 1HTPGC1
Property Type House
Land Area 739.8 m2
Including Ensuite
Study
Air Conditioning
Dishwasher
Built-in-Robes
Area Views
Close to Schools
Close to Shops
Close to Transport
Garage
Gas
Internal Laundry

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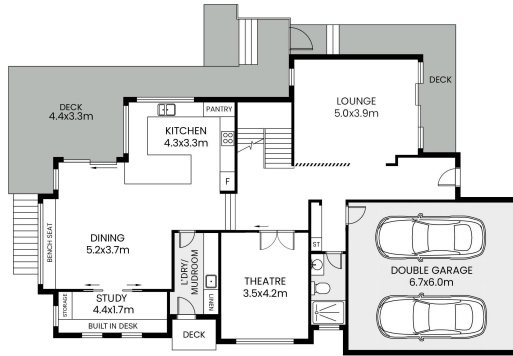
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SITE PLAN



LOWER FLOOR



GROUND FLOOR



FIRST FLOOR

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