



7 Parry Avenue, Terrigal

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## Captivating Coastal Opportunity —Ocean Views & Endless Potential

**FOR SALE**  
\$1,285,000

### AGENTS

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### AGENCY

LJ Hooker Terrigal  
(02) 4385 8444

Positioned on an elevated 714sqm block in a tightly held pocket of Terrigal, this classic seaside residence enjoys sweeping vistas over Terrigal and Wamberal beaches, capturing cooling sea breezes and a spectacular seaside backdrop from sunrise to sunset.

The combination of ocean views, sought-after address and landholding size presents a compelling opportunity to further enhance or redevelop to create a bespoke coastal home or multi-level residence that maximises the outlook and lifestyle appeal.

Just moments from the sand, vibrant cafés, boutique shopping and the lively Terrigal town centre, the location delivers the perfect balance of relaxed beachside living and everyday convenience. Whether you're searching for a permanent residence, holiday escape or astute investment, this is a rare opportunity to secure prime coastal real estate with outstanding future potential in one of the Central Coast's most desirable enclaves.

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.



- Development Approval already secured for an architecturally designed tri level luxury residence by award winning architect Daniel Dias, allowing you to skip the approval process and move straight into building a 4 bedroom, 4 bathroom home with pool, lift access, double garage and expansive north facing indoor outdoor living
- Original beach cottage on a generous 714sqm block with ocean views
- 2 bedrooms, plus separate study/storage room
- Multipurpose room downstairs with wetroom that could be used as a bedroom, studio, rumpus or workshop
- Open plan kitchen, living and dining zone opens onto sun-drenched verandah with ocean views
- 2 bathrooms plus, external laundry downstairs with additional shower
- " Single car garage plus under house storage
- " Prime beachside location within walking distance to Terrigal beach, cafés and village amenities
- 9-minute drive to Erina Fair shopping centre and 25 minutes to Gosford Train Station

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	1HRGGC1
Property Type	House
Land Area	714 m2
Including	Area Views
	Close to Schools
	Close to Shops
	Close to Transport
	Ocean Views
	Storage
	Water Views

### Matthew Farrugia 0403 661 499

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### Harry Gray 0421 954 410

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### LJ Hooker Terrigal (02) 4385 8444

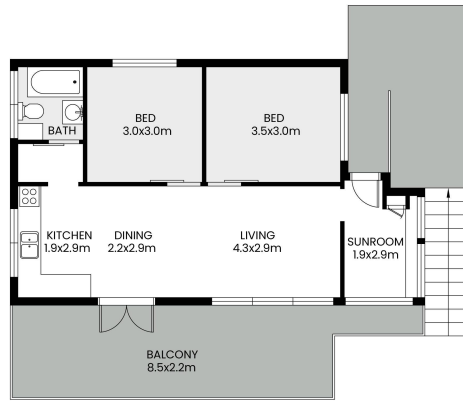
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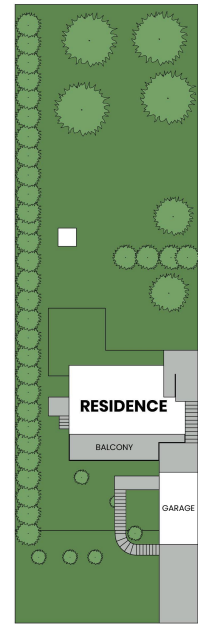
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LOWER LEVEL



UPPER LEVEL



SITE PLAN

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