







9 Charlotte Close, Terrigal

A Spacious Family Sanctuary Designed for Entertaining

Combining generous proportions with a beautifully considered layout, this spacious two-storey brick home delivers a desirable family lifestyle with a focus on flexible living and effortless entertaining.

At the heart of the home, an expansive open-plan kitchen, living and dining area is enhanced by a striking pitched ceiling, amplifying the sense of space and creating an inviting setting for everyday living. Designed with entertaining in mind, the kitchen features premium Smeg appliances, sleek stone benchtops and a generous island bench, combining style and functionality at the centre of the home.

Three spacious bedrooms provide comfortable accommodation for the whole family, each featuring built-in robes for excellent storage. The generous floorplan offers plenty of room to relax, gather and unwind, with the flexibility to create a home office, second living area or guest bedroom as needed.

Outdoors, a covered entertaining courtyard extends the living space and provides an ideal setting for alfresco dining and relaxed gatherings with family and friends, while the north-facing balcony offers elevated views and additional space to entertain outdoors.

3 2 2

FOR SALE
$1,350,000 - $1,400,000

VIEW
Sat 7th Nov @ 12:45PM - 1:15PM

AGENTS

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AGENCY

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LJ Hooker

Well suited to families seeking space, style and easy living, this impressive home combines generous interiors, quality appointments and effortless indoor-outdoor living in one inviting package.

Key features
- Two-storey brick home positioned on a 618.9sqm block with a desirable northerly aspect
- 3 bedrooms all with built-in robes. Master bedroom boasts built-in robe and modern ensuite
- Modern entertainers' kitchen with large island bench, SMEG oven cooktop, dishwasher and ample storage
- Two bathrooms including master ensuite and a spacious family bathroom with separate toilet
- Generous internal laundry with external access
- Covered outdoor entertaining with pitched roof to provide protection from the weather as well as privacy
- Split system a/c and ceiling fans throughout
- Low-maintenance landscaped gardens
- Lock-up double garage with separate storage room
- 6-minute drive to Erina Fair and Terrigal Beach. Less than 5-minutes to nearby schools (Terrigal High School and Terrigal Public School). 15-minute drive to Gosford Station and just 20 minutes to M1 freeway to Sydney and Newcastle

Rates:
Council $2,637.10 Per annum
Water $1,017.32 Per annum

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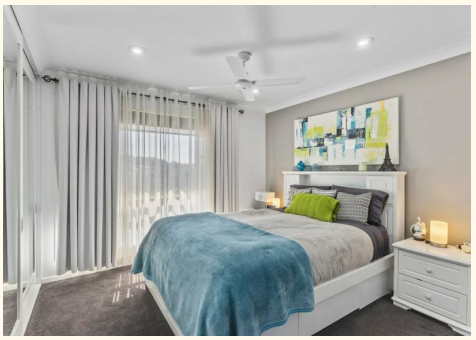
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MORE DETAILS

Property ID	1J63GC1
Property Type	House
Land Area	618.9 m2
Including	Ensuite
	Air Conditioning
	Dishwasher
	Built-in-Robes
	Area Views
	Close to Schools
	Close to Shops
	Close to Transport
	Garage
	Gas
	Internal Laundry









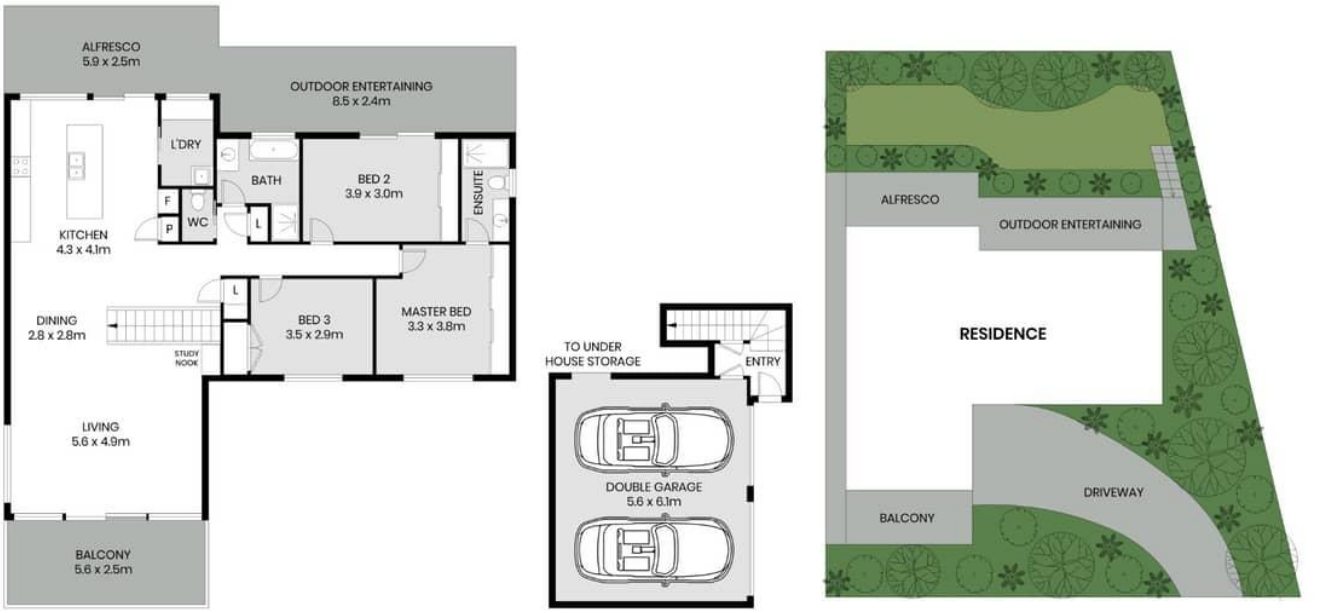


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FLOOR PLAN

SITE PLAN

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