



2 Old Tumbi Road, Wamberal

Character, Space & Endless Potential on a Quarter-Acre Block

A characterful A-frame home set on an expansive 1,056sqm block, this is a rare opportunity to secure a property with space, versatility and outstanding potential. Ripe for renovation, redevelopment or a complete creative transformation, it offers a unique foundation for those looking to add value and make their mark in a sought-after Wamberal setting.

The cottage's distinctive A-frame design lends an element of charm and individuality, while the substantial landholding opens the door to an exciting range of possibilities. Renovate and reimagine the existing home, explore future redevelopment options or create a private garden sanctuary tailored to your vision (STCA).

Adding further appeal is a substantial combined garage, shed and workshop complete with plumbing and electricity, alongside a large double carport providing abundant vehicle accommodation, storage or space for trades and hobbies. The expansive frontage enhances the sense of space, while the sprawling gardens and huge entertaining courtyard offer plenty of room to landscape, entertain and enjoy the

4 2 6

AUCTION

Sat 28th Nov @ 10:00AM

VIEW

Sat 31st Oct @ 11:30AM - 12:00PM

AGENTS

Michael Ahearn
0466 464 240
michael.ahearn@ljhooker.com.au

Luke Reid
0435 118 300
luke.reid@ljhooker.com.au

AGENCY

LJ Hooker Terrigal
(02) 4385 8444

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.



outdoors.

Whether you're a renovator, builder, or investor, this is a property where imagination can meet opportunity. With its generous proportions, practical infrastructure and scope to unlock its full potential, the possibilities here are as expansive as the block itself.

Key features

- Split-level A-frame home set on 1056sqm with expansive street frontage
- Characterful interiors featuring soaring raked ceilings, exposed brickwork, skylights and original fireplace
- Flexible floorplan offering four generous bedrooms, multiple living areas, and integrated storage
- Versatile lower level featuring a large multipurpose room, bedroom and laundry with separate toilet -ideal as a guest retreat, creative studio or teenage accommodation
- 2 bathrooms with original character features, plus additional toilet servicing the lower level
- Large quarter-acre block with sprawling gardens and huge outdoor entertaining courtyard offering exceptional landscaping potential
- Garage, with a second room including plumbing and electricity
- Shed and workshop
- Large double carport with additional vehicle accommodation
- Exciting scope to renovate, reconfigure or explore redevelopment potential (STCA)
- Convenient location, just 3-minute drive to Foresters Beach, 8-minute drive to Bateau Bay Beach and Bateau Bay Square shopping centre, 10-minute drive to Blue Lagoon Beach and 10-minute drive to Erina Fair

Rates

Council \$2,294.30 Per annum

Water \$1,017.32 Per annum

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 1J7TGC1
Property Type House
Land Area 1056 m2
Including Ensuite
Air Conditioning
Dishwasher
Built-in-Robes
Close to Schools
Close to Shops
Close to Transport
Family room
Garage
Internal Laundry
Storage

Michael Ahearn 0466 464 240

Sales Specialist - LREA | michael.ahearn@ljhooker.com.au

Luke Reid 0435 118 300

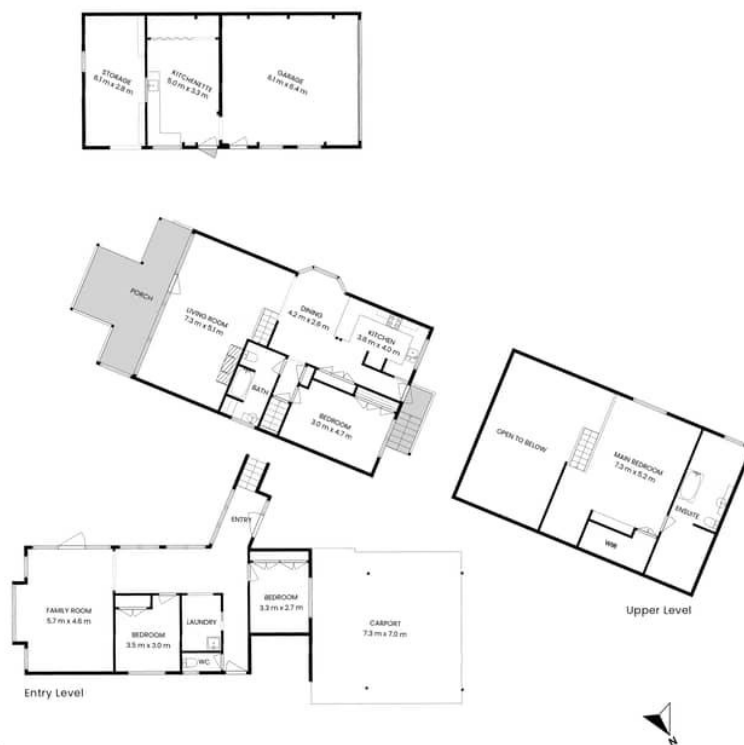
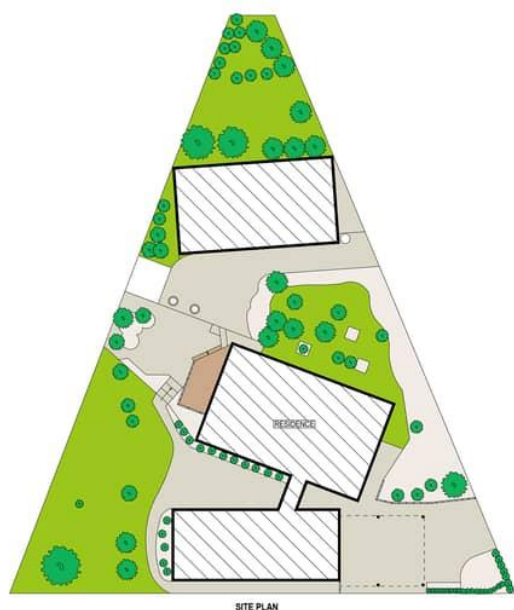
Sales Associate to Michael Ahearn | luke.reid@ljhooker.com.au

LJ Hooker Terrigal (02) 4385 8444

Shop 1 & 2, 1 Campbell Crescent, TERRIGAL NSW 2260
terrigan.ljhooker.com.au | terrigan@ljhooker.com.au



2 Old Tumbi Road, Tumbi Umbi



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



Internal: 203sqm
External: 143sqm