



20 Blue Bell Drive, Wamberal




## Spacious coastal home with flexible dual occupancy potential

Set back from the street on a generous 727.2sqm block just moments from the beach, this expansive residence offers a versatile floorplan ideal for large families, multi-generational living or dual occupancy potential. Thoughtfully designed across two levels, the home features a fully self-contained studio ground floor (STCA), creating the perfect arrangement with its own kitchen, living space and private accommodation.

Upstairs, the main living zone impresses with soaring cathedral ceilings that enhance the sense of space and natural light, while warm timber floors add character and coastal charm. The open-plan layout flows seamlessly through the living and dining areas to a well-appointed kitchenette, creating a welcoming hub for everyday living and entertaining.

With six well-proportioned bedrooms and 2 bathrooms, there's ample space and flexibility for growing families or guests, while abundant storage ensures practical day-to-day functionality.

Located in a sought-after pocket of Wamberal, this spacious property combines lifestyle, comfort and flexibility just moments from local

6  2  4 

### AUCTION

Sat 11th Apr @ 10:00AM

### VIEW

Sat 4th Apr @ 12:40PM - 1:00PM

### AGENTS

Michael Ahearn  
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Luke Reid  
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### 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.

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beaches, schools and amenities.

Key features:

- Spacious two-storey home on a 727.2sqm block, with dual-occ potential(upstairs and downstairs, (STCA)) configuration
- 6 generous bedrooms in total all with built-in robes
- Ground floor could be self-contained with 3 bedrooms, full kitchen, bathroom, laundry and living area
- 1 bathrooms plus powder room upstairs for added convenience
- 1 well-appointed kitchen downstairs, and a separate kitchenette, both with, plus generous bench, storage and bottled gas cooking potential downstairs.
- Split-system a/c and ceiling fans throughout
- 2 covered entertaining decks for year-round outdoor living and entertaining
- Long driveway provides ample off-street parking, plus garage at rear of property
- " Low-maintenance tropical gardens and level lawn —ideal for kids and pets
- Short 5-minute drive to Wamberal Beach and local cafes. 6-minute drive to Terrigal Beach and town centre, 12 minutes to Erina Fair shopping centre and 20 minutes to Gosford Train Station

Rates

Council Rates \$2,683.09 Per annum

Water Rates \$1,185.08 Per annum

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## MORE DETAILS

Property ID 19C0GC1  
Property Type House  
House Size 208 m2  
Land Area 727.2 m2  
Including Ensuite  
Study  
Air Conditioning  
Toilets (3)  
Built-in-Robes  
Close to Schools  
Close to Shops  
Close to Transport  
Gas  
Internal Laundry  
Rumpus  
Storage

### Michael Ahearn 0466 464 240

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

### Luke Reid 0435 118 300

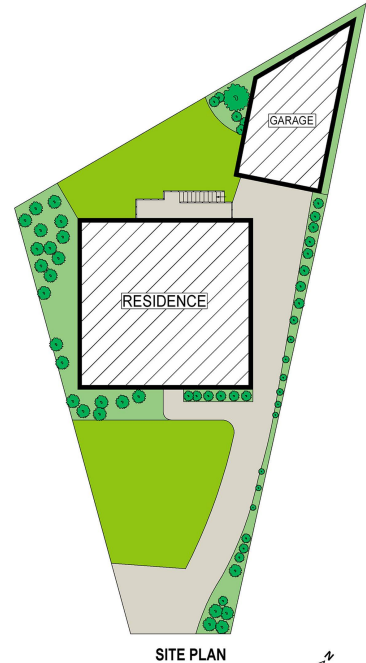
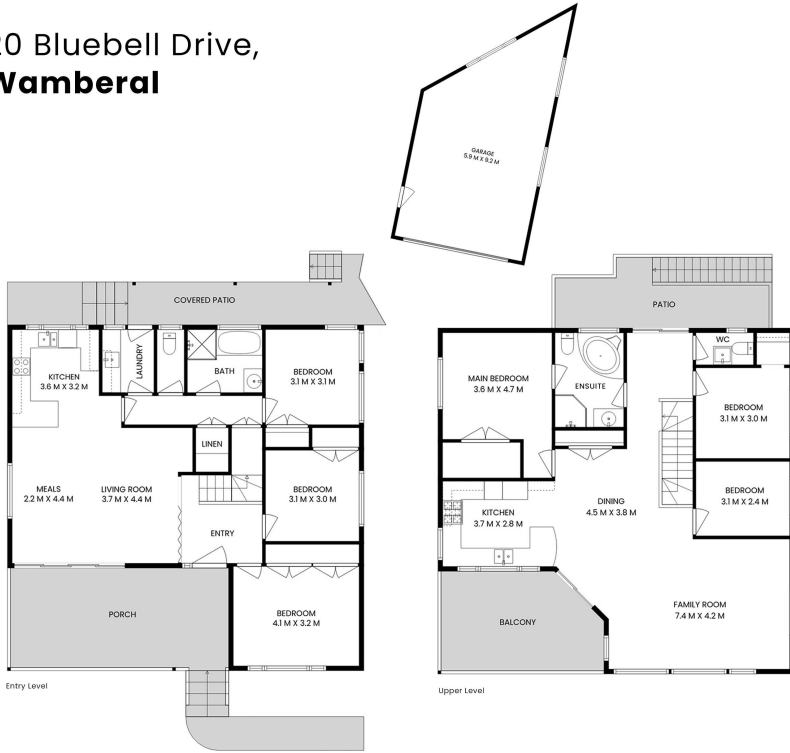
Sales Associate to Michael Ahearn | luke.reid@ljhooker.com.au

### LJ Hooker Terrigal (02) 4385 8444

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Wamberal



SITE PLAN



Scale in meter. Indicative only. Measurement and dimensions are approximate.  
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Internal: 208sqm  
External: 128sqm

