







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

5 2 4

FOR SALE
Contact Agent

VIEW
Sat 7th Nov @ 1:00PM - 1:30PM

AGENTS

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Interested parties must rely solely on their own enquiries.

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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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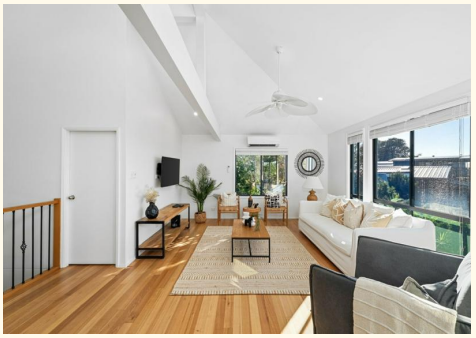
MORE DETAILS

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











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Internal: 208sqm
External: 128sqm

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