



35 Bundara Avenue, Wamberal

## Coastal Dual-Living Home Offering Income & Lifestyle Flexibility

Discover a rare lifestyle and investment opportunity in the heart of Wamberal. Beautifully updated and cleverly reconfigured for dual living, this versatile residence offers exceptional flexibility - perfect for multigenerational families, owner-occupiers seeking additional space, or savvy investors looking to maximise rental returns.

Positioned on a generous 550sqm block within walking distance to the beach, the home delivers a seamless blend of space, privacy and income-producing potential. The thoughtfully designed dual-occupancy layout allows for independent upstairs and downstairs living, creating options for extended family, guest accommodation or a high-yield rental stream.

With four generous bedrooms, two bathrooms and two well-appointed kitchens, the home comfortably accommodates a range of living arrangements. Whether you're welcoming grandparents, giving teenagers their own retreat, or leasing one level to offset your mortgage, this adaptable configuration truly works on every level.

4  2  2 

**FOR SALE**  
Contact Agent

**VIEW**  
Sat 11th Apr @ 2:10PM - 2:30PM

**AGENTS**  
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Luke Reid  
0435 118 300  
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**AGENCY**  
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(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.

 **LJ Hooker**

### Key features

- Updated two-storey home on a 550sqm block, with dual frontage and dual-living (upstairs and downstairs) configuration
- Strong rental & income potential: With dual accommodation layouts, you can maximise returns by leasing one or both spaces separately, tapping into Wamberal's robust rental market where house rents average around \$850 per week
- 4 generous bedrooms in total (2 on each level) all with built-in robes and ceiling fans
- A spacious bathroom on each level and a laundry to service each dwelling
- 2 well-appointed kitchens, both with dishwashers, plus generous bench and storage space
- Split-system a/c and ceiling fans in both dwellings
- The upstairs residence enjoys pleasant elevated outlooks from the covered deck, perfect for relaxed living and entertaining, while downstairs has a sprawling, fully-fenced backyard offering room for outdoor entertaining, family activities or potential further development (STCA)
- Both dwellings have separate access and parking in private driveways
- Short 5-minute walk to Wamberal Beach and local cafes. 6-minute drive to Terrigal Beach and town centre
- 13 minutes to Erina Fair shopping centre and 20 minutes to Gosford Train Station

### Rates

Water \$1,185.08 Per annum

Council \$3,641.30 Per annum

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## MORE DETAILS

Property ID 1HTCGC1  
Property Type House  
Land Area 550.1 m2  
Including Air Conditioning  
Toilets (2)  
Dishwasher  
Close to Schools  
Close to Shops  
Close to Transport  
Family room  
Lounge  
Storage

**Michael Ahearn 0466 464 240**

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

**Luke Reid 0435 118 300**

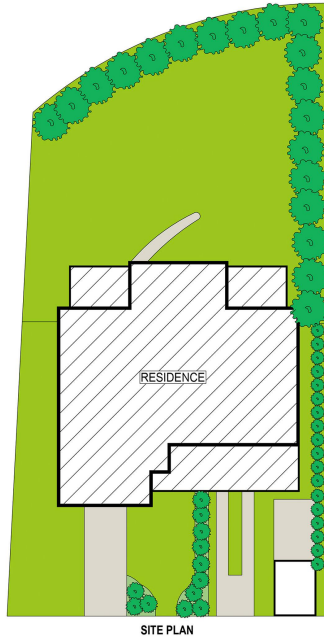
Sales Associate to Michael Ahearn | luke.reid@ljhooker.com.au

**LJ Hooker Terrigal (02) 4385 8444**

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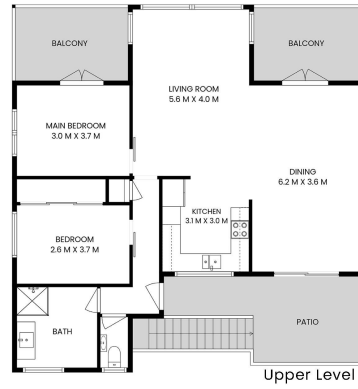


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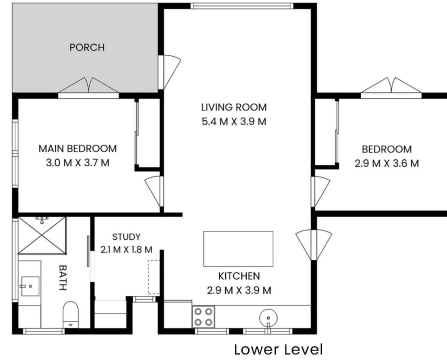


SITE PLAN

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



Lower Level

