



37 Braemar Drive, Wamberal

## Fully-renovated modern coastal retreat

Set in an elevated position capturing sweeping ocean views, this fully renovated residence delivers a refined take on modern coastal living. Designed to maximise natural light and outlook, the home features soaring ceilings and strategically placed skylights that enhance the sense of space, while a calming, beach-inspired palette creates a relaxed yet sophisticated atmosphere throughout.

At the heart of the home, a designer kitchen showcases premium Westinghouse appliances, Mahal Ivory stone benchtops and an expansive island bench ideal for both everyday living and entertaining. Open-plan interiors flow seamlessly to the outdoors, where you can enjoy ocean views from the front deck - the perfect setting for effortless coastal living, whether hosting guests or enjoying quiet moments at home.

The outdoor spaces have been thoughtfully designed for relaxed, family-friendly living, with fully fenced, low-maintenance tropical gardens providing both privacy and peace of mind for children and pets. At the centre, a saltwater plunge pool offers a resort-style focal point-perfect for cooling off in the warmer months or entertaining with ease-while the lush yet easy-care surrounds create a serene coastal

4  2  2 

### AUCTION

Sat 2nd May @ 9:45AM

### VIEW

By Appointment

### AGENTS

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### AGENCY

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

retreat without the upkeep.

Positioned in a sought-after Wamberal enclave, this turnkey property combines style, functionality and lifestyle appeal. With nothing left to do, it presents an exceptional opportunity to secure a contemporary home with ocean views, just moments from beaches, local amenities and the best of the Central Coast.

#### Key features

- Fully renovated two-story home on an expansive 461.6sqm block
- 4 generous bedrooms all with built-in robes. Master bedroom boasts walk-in wardrobe and luxurious ensuite
- Two generous living areas provide flexibility for families and guests
- 2 beautifully renovated bathrooms featuring brass tapware, stone tiles, floating vanities and skylights
- Striking modern coastal kitchen with Westinghouse appliances, induction cooktop, Mahal Ivory stone benchtops and island bench
- Renovated laundry with additional toilet to service the pool
- Ducted a/c and ceiling fans throughout
- Engineered timber floors, Velux skylights, statement lighting
- Covered front entertaining deck with raked ceiling
- Saltwater plunge pool with travertine paving and backyard firepit area
- Single car garage and secure under house storage
- A short 10-minute stroll to local Wamberal shops and cafes.
- 5-minute drive to both Wamberal and Forresters Beach. 10 minutes to Erina Fair shopping centre and 25 minutes to M1 freeway to Sydney and Newcastle

#### Rates

Council \$2,643.33

Water \$1,185.08

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## MORE DETAILS

Property ID 1HU7GC1  
Property Type House  
Land Area 461.6 m2  
Including Ensuite  
Air Conditioning  
Toilets (3)  
Dishwasher  
Built-in-Robes  
Area Views  
Carpeted  
Close to Schools  
Close to Shops  
Close to Transport  
Family room  
Garage

### Michael Ahearn 0466 464 240

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### Luke Reid 0435 118 300

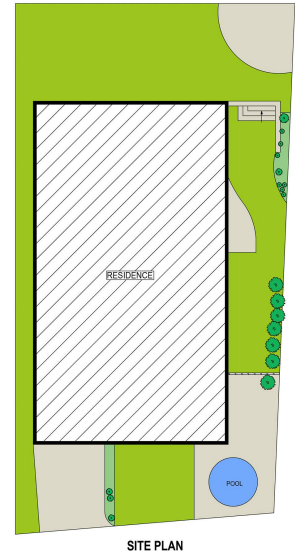
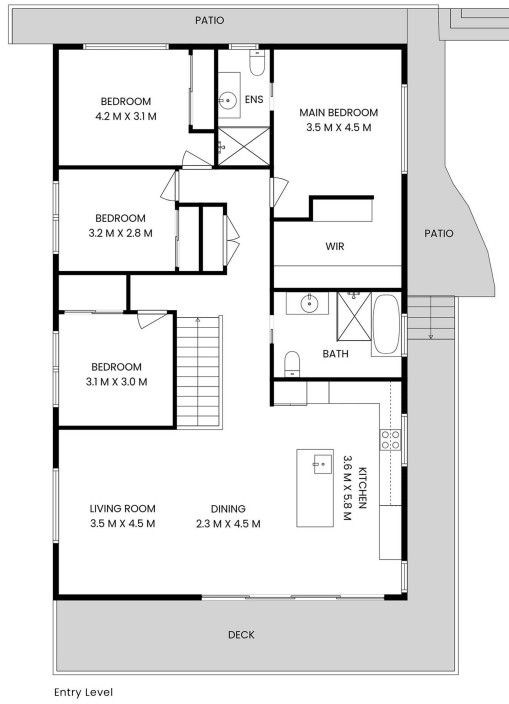
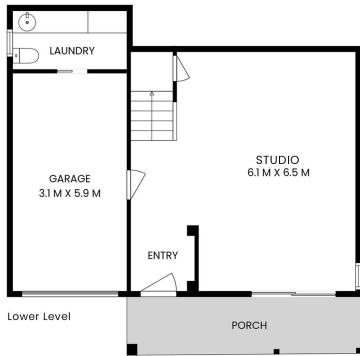
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Internal: 200sqm  
 External: 64sqm