



6 Seaview Avenue, Wamberal

Charming Coastal Cottage with Ocean Views & CDC-Approved Duplex Potential

Positioned on an elevated parcel in one of Wamberal's most convenient coastal pockets, this charming cottage presents an exceptional opportunity for homeowners, investors and developers alike. Combining timeless character with a relaxed beachside lifestyle, the property enjoys leafy surrounds, ocean views and the added advantage of CDC-approval for a duplex, offering outstanding future potential.

Filled with warmth and natural light, the existing home is ready to enjoy while you plan your next move. The elevated position captures cooling sea breezes and ocean views, while the generous block provides ample space for families, entertaining or future redevelopment.

Just moments from Wamberal Beach, local cafés, shopping, schools and everyday amenities, this is a rare opportunity to secure a versatile property in a tightly held coastal location where lifestyle and convenience go hand in hand.

4 1 3

FOR SALE
Contact Agent

VIEW
Sat 26th Sep @ 10:45AM - 11:15AM

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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

- Charming coastal cottage on a generous 582sqm block with CDC-approval for a duplex
- 4 generous bedrooms. Master bedroom has built-in robe and split-system a/c
- Light-filled interiors and timber floors throughout
- Renovated kitchen with ample bench space, stainless steel appliances and dishwasher
- Split system a/c in living room and two bedrooms
- North-east facing rear deck with ocean views
- Spacious backyard with plenty of room to enjoy or enhance
- Plenty of off-street parking in driveway and carport
- Under house storage room/workshop and external laundry
- " Conveniently located close to beaches, cafés, shops, schools and public transport
- 5-minute drive to both Terrigal and Wamberal Beach. 10-minute drive to Erina Fair and 7-minutes to nearby schools (Terrigal High School and Central Coast Grammar)

Rates

Council \$2,669.50 Per annum

Water \$1,017.37 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 1J36GC1
Property Type House
Land Area 582 m2
Including Study
Air Conditioning
Dishwasher
Built-in-Robes
Carport
Close to Schools
Close to Shops
Close to Transport
Ocean Views
Storage
Water Views

Michael Ahearn 0466 464 240

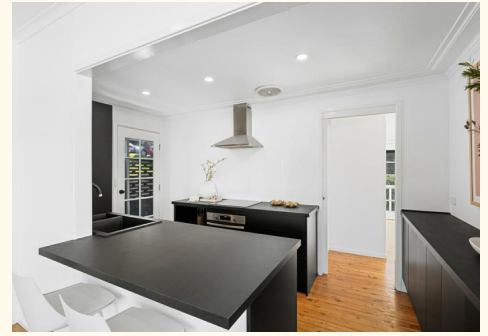
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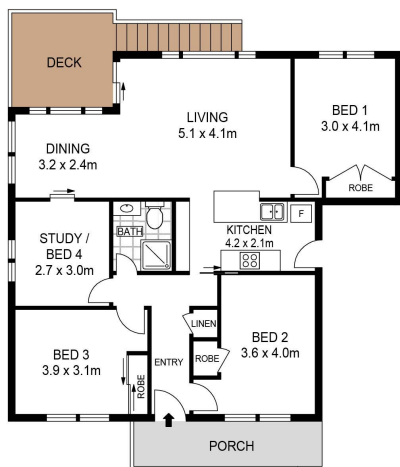
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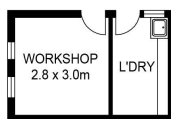
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6 Seaview Avenue
Wamberal



ENTRY LEVEL



LOWER LEVEL



SITE PLAN (NOT TO SCALE)

Scale in metres. Indicative only. Measurement and dimensions are approximate.
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Internal : 115sqm
External : 470sqm
Land area : 582sqm

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