



## Wamberal, 65a Old Gosford Road

Private Family Oasis Walking Distance to the Beach

Positioned in a prestigious enclave within walking distance to the sands of Wamberal Beach, this remarkable family oasis spans over three generous levels extending across a tranquil 855sqm block.

Showcasing vast interiors with an elevated outlook, this home has been designed to accentuate space, privacy and superb family functionality with a seamless interplay between multiple indoor and outdoor entertaining spaces.

- Unbeatable position within walking distance to Wamberal Beach, Wamberal Surf Club, Breakers Country Club, cafes, restaurants, boutique shops, schools, and parks
- Welcoming entry level flows through to a relaxing living area and ideal home office space
- First level consists of light filled living with fireplace, dining area opening out to



**Disclaimer:** 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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**For Sale**

\$1,800,000

**View**

[ljhooker.com.au/1E8BGC1](http://ljhooker.com.au/1E8BGC1)

**Contact**

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

front balcony overlooking the pool area with views across the golf course, second living zone off the custom designed kitchen equipped with integrated appliances including dishwasher and waste, butlers pantry, stone benchtops, Blum soft close cabinetry and water filter

- A spectacular entertaining sanctuary has been created with a choice of zones to cater for family and friends with alfresco dining, two balconies and stunning pool and spa area with Balinese hut, BBQ kitchen and remote-controlled LCD RGB lighting
- Upper level showcases generous accommodation including the magnificent master retreat with walk-in-robe and indulgent ensuite bathroom plus three additional bedrooms
- Both the master ensuite and main bathroom have been designed for luxury featuring underfloor heating and heated towel rails (LCD timed digital controller), Italian basins, Spanish feature tiles, freestanding baths and skylight in the ensuite
- Additional features include home automation system (Google Home controlling; Front door car park lights, pool fence lights and floodlight, video doorbell, Eufy home security cameras and front door smart lock), double garage with workshop area, plenty of off-street parking, storage, timber floors, A/C, laundry with third bathroom, skylights, manicured gardens, solar panels (individual inverters)
- A quick 10 minute drive to Erina Fair Shopping Centre and only 20 minutes to Gosford Train Station, with easy access to public transport, perfect for commuters



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## More About this Property

<b>Property ID</b>	1E8BGC1
<b>Property Type</b>	House
<b>Land Area</b>	855 m <sup>2</sup>
<b>Including</b>	Ensuite Air Conditioning Toilets (1) Dishwasher Built-in-Robes Area Views Close to Schools Close to Shops Close to Transport Family room Garage

### Michael Ahearn

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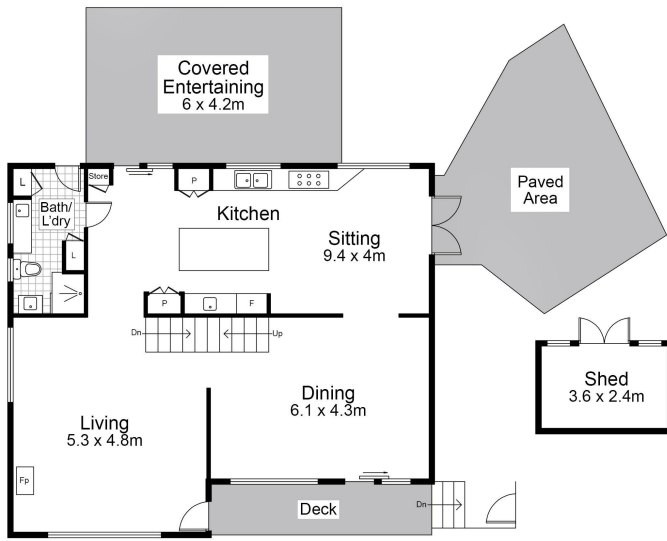
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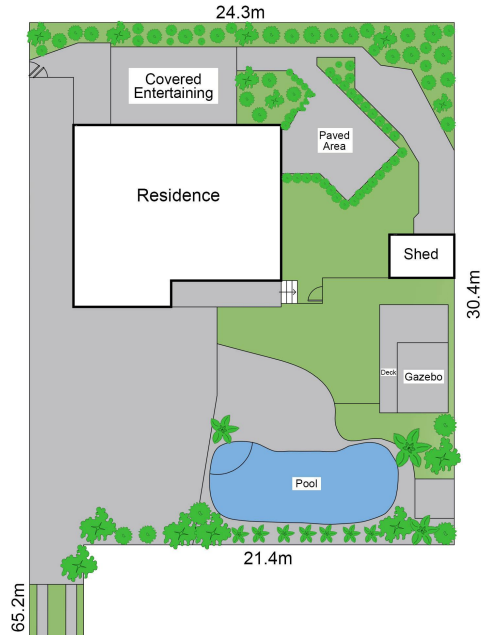


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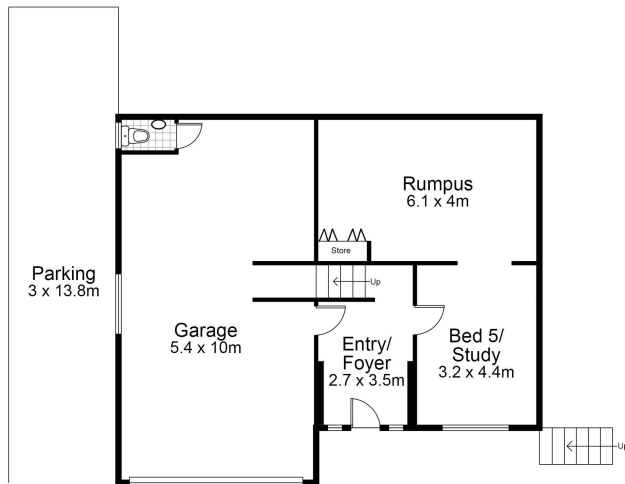
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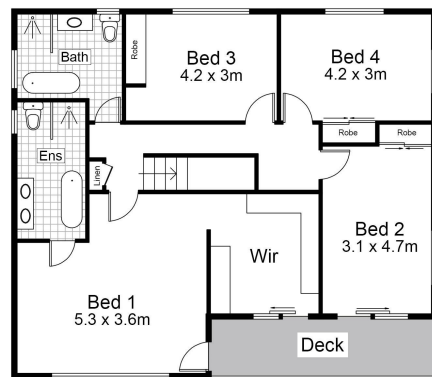
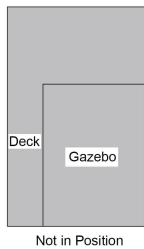
First Floor



Site Plan



Ground Floor



Second Floor

0 1 2 3 4 5 SCALE (METRES)

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries

INT : 326m<sup>2</sup>  
EXT : 108m<sup>2</sup> NOT TO SCALE



