



9 Gheri Avenue, Wamberal

Luxury Coastal Living with a Separate Private Residence

A statement in coastal living, this beautifully renovated Wamberal residence pairs ocean vistas with sun-drenched interiors, impressive entertaining and outstanding family flexibility, all within walking distance of the beach and positioned in one of the Wamberal's most sought-after pockets.

Light-filled interiors are enhanced by a desirable northerly aspect, with a considered floorplan offering multiple spaces to come together or retreat. Separate living and dining areas are complemented by a formal lounge with fireplace, while the contemporary kitchen sits at the heart of the home with stainless steel appliances, gas cooking and a generous breakfast bar.

Designed with entertaining in mind, the home opens to an expansive covered deck where with the potential for an in-built outdoor kitchen and six-seat jacuzzi create a superb setting for long lunches, summer evenings and relaxed weekends at home, all while taking in the elevated coastal outlook.

Accommodation is generous and versatile, with well-proportioned bedrooms complemented by a guest room or home office and a

6 3 3

FOR SALE
Contact Agent

VIEW
By Appointment

AGENTS
Michael Ahearn
0466 464 240
michael.ahearn@ljhooker.com.au

Luke Reid
0435 118 300
luke.reid@ljhooker.com.au

AGENCY
LJ Hooker Terrigal
(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.



dedicated yoga retreat. Adding another dimension to the property is the self-contained two-bedroom granny flat with its own private patio, providing genuine separation for extended family, guests or those seeking flexible additional accommodation.

Finished with beautifully appointed bathrooms, excellent storage, air conditioning, ceiling fans and solar hot water, the home is further complemented by an automatic double garage and additional off-street parking.

Set within walking distance of Wamberal Beach, village shops, cafés and local eateries, and only a short drive from Erina Fair and a selection of quality schools, this is a home that brings together space, flexibility and the relaxed coastal lifestyle Wamberal is renowned for.

Key details:

- Beautifully renovated coastal family residence with elevated ocean vistas
- Desirable northerly aspect filling the home with natural light
- Multiple living and dining zones providing excellent separation for families
- Formal lounge with fireplace creating a warm additional living space
- Contemporary town gas kitchen with stainless steel appliances and breakfast bar
- Expansive covered entertainer's deck with the potential for a built-in outdoor kitchen
- Six-seat jacuzzi positioned alongside the main entertaining area
- Self-contained two-bedroom granny flat with private patio, or the perfect home office
- Generous bedrooms plus flexible guest room/home office and yoga retreat

Beautifully appointed bathrooms across both levels plus ground-floor powder room

- Split system A/C systems downstairs, ducted A/C upstairs, ceiling fans, gas hot water for main home, solar hot water for granny flat and abundant storage
- Automatic double lock-up garage with additional driveway parking
- 13.6 kW solar system and electric front gate
- " Walking distance to Wamberal Beach, village shops, cafés and eateries
- Easy access to Erina Fair and a selection of quality public and private schools

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	1J32GC1
Property Type	House
Land Area	683 m2
Including	Air Conditioning
	Toilets (4)
	Fire Place
	Built-in-Robes
	Carpeted
	Close to Schools
	Close to Shops
	Close to Transport
	Family room
	Garage
	Gas

Michael Ahearn 0466 464 240

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

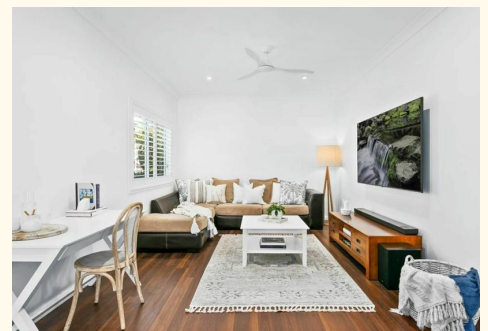
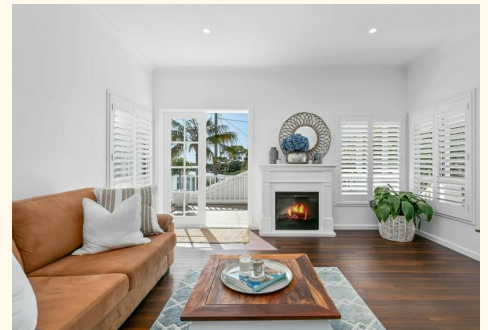
Luke Reid 0435 118 300

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

LJ Hooker Terrigal (02) 4385 8444

Shop 1 & 2, 1 Campbell Crescent, TERRIGAL NSW 2260

terrigan.ljhooker.com.au | terrigan@ljhooker.com.au





All information contained in this document is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to measurements, dimensions, layout, furniture and descriptions.