9 Pembrook Road, Wamberal

Modern Coastal Entertainer with Pool & Studio

Positioned in a convenient and sought-after pocket of Wamberal, this renovated family home delivers a perfect blend of modern coastal style, functionality and lifestyle appeal. Reimagined in October 2021, the residence showcases a crisp, contemporary fae, light-filled open plan living, resort-style pool and a versatile layout ideal for families, entertainers or investors alike.

Inside, light-filled interiors are enhanced by Velux skylights and beautiful engineered oak flooring that flows throughout, creating a warm yet sophisticated feel. The expansive open-plan living and dining zone connects seamlessly to a modern entertainers' kitchen appointed with premium appliances, a butler's pantry with abundant storage and a servery window that connects the kitchen to the outdoor entertaining area.

Outdoors, a heated saltwater pool is framed by travertine tiles and established bamboo, offering a private and practical space for entertaining or relaxing. Adding further flexibility, the ground floor studio with its own bathroom is ideal for guest accommodation, a home office, teenage retreat or potential rental income stream.

4 3 3

FOR SALE
$2,315,000

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.

LJ Hooker

Move-in ready and finished to a high standard, this is a home that combines lifestyle, comfort and versatility in one of the Central Coast's most desirable beachside suburbs.

Key features

- Fully renovated two-story home on an expansive 755sqm block
- 4 generous bedrooms all with built-in robes and ceiling fans. Master bedroom boasts walk-in wardrobe, renovated ensuite and private balcony
- Multiple living areas provide flexibility for families and guests. Ground floor studio with bathroom could be used as 5th bedroom, rumpus, guest accommodation or home office
- 3 bathrooms including a beautifully renovated main bathroom featuring freestanding egg-shaped bath, floating timber vanity and skylight over the bath
- Expansive entertainers' kitchen with island bench, marble benchtops, large butler's pantry and servery window to the entertaining deck
- Internal laundry with generous storage
- Ducted a/c and ceiling fans throughout
- Engineered oak flooring, Velux skylights, plantation shutters
- Covered entertaining deck overlooking the pool with outdoor fans and servery bench
- Saltwater in-ground pool with travertine paving and bamboo screening plants for privacy
- Powerful 13kW solar system and battery delivering long-term energy efficiency
- Double car garage and additional under house workshop and storage
- A short walk to local shops, Wamberal beach and Breakers Country Club
- 10 minutes to Erina Fair shopping centre and 25 minutes to M1 freeway to Sydney and Newcastle

Rates

Council Rates $2,669.57
Water Rates $1,185.08

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.

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.

MORE DETAILS

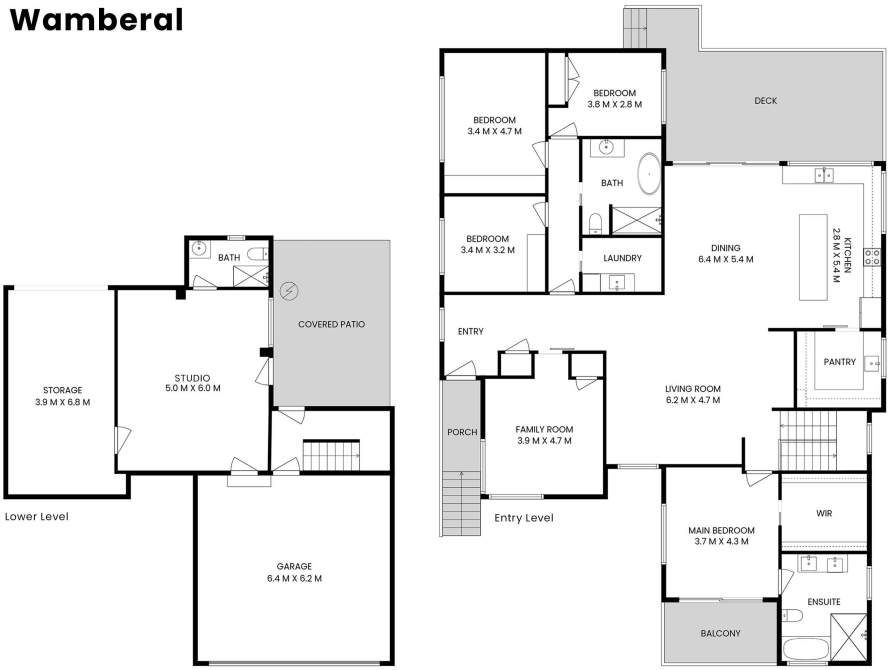
Property ID	1HTZGC1
Property Type	House
House Size	255 m2
Land Area	753 m2
Including	Ensuite
	Air Conditioning
	Dishwasher
	Built-in-Robes
	Area Views
	Carpeted
	Close to Schools
	Close to Shops
	Close to Transport
	Family room
	Garage

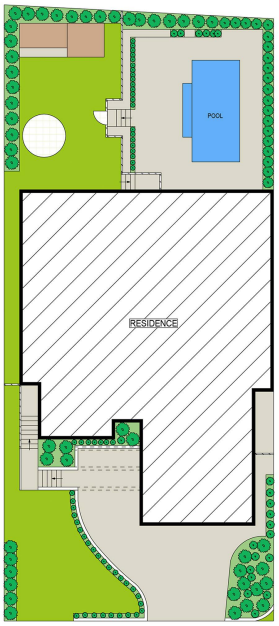
Michael Ahearn 0466 464 240
Sales Specialist - LREA | michael.ahearn@ljhooker.com.au
Luke Reid 0435 118 300
Sales Associate to Michael Ahearn | luke.reid@ljhooker.com.au

LJ Hooker Terrigal (02) 4385 8444
Shop 1 & 2, 1 Campbell Crescent, TERRIGAL NSW 2260
terrigal.ljhooker.com.au | terrigal@ljhooker.com.au

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.

9 Pembrook Road,
Wamberal





SITE PLAN

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

LJ Hooker

Internal: 250sqm
External: 130sqm

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