

**12 Dover Road, Wamberal, NSW 2260**



**House For Sale**

Wednesday, 17 April 2024

**12 Dover Road, Wamberal, NSW 2260**

**Bedrooms: 6**

**Bathrooms: 5**

**Parkings: 6**

**Area: 624 m2**

**Type: House**



**Michael Ahearn**

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## Contact Agent

Situated atop of one of Wamberal's most prestigious pockets with sprawling ocean views, this Cathy Slater designed architectural 6-bedroom entertainer is under a minute's walk to the beach and is meticulously designed for contemporary living and functional spaces with a completely self-contained lower level, in ground pool and spa, bar, outdoor kitchen and private gym. Unrivalled in year-round entertainers' qualities, there is a space throughout the premises to suite all ages and inclinations, whether entertaining as a family within the central expansive living room and fireplace with adjoining outdoor deck or hosting a party, the lower level offers a completely self-contained second kitchen, outdoor bar and teppanyaki plate, spa and sitting area complete with wired surround sound and nearby amenities – truly ticking all of the boxes in one location while the beach is in your back pocket for the warmer months. Internally, each of the six bedrooms are spaciouly designed with ample storage, and unique to the property is a second master bedroom with private ensuite and walk in wardrobe, this spacial consideration is further evident within the 4-car garage which currently has a store room, stunning open plan kitchen and sound proofed home gym which can easily be repurposed into a potential media room, home office or playroom. From an investment standpoint, the home is equally attractive with the lower level completely self-contained with lockable cupboards and private entry, this space enables the new owners to pay down their investment with a permanent resident or as a holiday lease with a confident year-round yield due to the popular positioning of the home within walking proximity to cafes, restaurants, shopping precincts and multiple beaches. Features-

- Cathy Slater Architecturally designed 6-bedroom home with self-contained lower level and ocean views-
- Less than a minute's walk to Wamberal beach-
- Outdoor pool, Waterfall feature, spa, barbeque area and sitting area-
- 2 master bedrooms with walk in wardrobes and ensuites-
- Primary master with private balcony and ocean views-
- Sound proofed gym, a space which can be easily redesigned to suit individual preferences such as a home office or media room-
- Solar configuration for the pool and roof -
- 4 car garage potential, currently set up as 2 and large storage -
- Security system in place -
- Ducted air -
- Electric gate