

# 22 Newlands Avenue, Terrigal, NSW 2260

## Sold House

Wednesday, 7 February 2024

22 Newlands Avenue, Terrigal, NSW 2260

Bedrooms: 4

Bathrooms: 3

Parkings: 1

Area: 582 m2

Type: House



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0243856423

**\$1,367,500**

Light, bright, and airy throughout, you'll fall in love with this contemporary family home. Set on an elevated 582-square-meter allotment, it enjoys a sun-drenched position. This unique quality home features hardwood flooring, a combustion fireplace, and a neutral colour palette, all enhanced by the elevated and sprawling view. Upstairs, you will find a gourmet kitchen with stone benchtops and a breakfast bar that flows effortlessly out to the front alfresco area and generous family living domain. The spacious floor plan includes four bedrooms, the master with a walk-in robe, ensuite, and private sauna, while bedroom two enjoys its own ensuite and garden view. Host family and friends on your sunny balcony, which offers sweeping views over the valley of Terrigal. When it comes to effortless lifestyle living, this home ticks all the boxes. You're just a short drive from the sandy shores of Terrigal and Wamberal Beach, award-winning restaurants, cafes, and boutiques, all while still feeling a sense of tranquillity. Features include:- Light-filled family home set on an elevated 582sqm allotment.- Generous family floorplan with multiple indoor and outdoor entertaining spaces.- Gourmet-style kitchen with stone counters, stainless appliances, and a dishwasher.- Dedicated dining space and generous living room; effortless outdoor flow.- Master room with walk-in robe, private ensuite, and built-in sauna.- Three additional bedrooms, one complete with an ensuite, all with built-in robes.- Main family bathroom with separate toilet; laundry with outdoor access.- Additional rumpus room, outdoor alfresco, and large entertaining deck.- Single lock-up garage, ducted air conditioning, and combustion fireplace.- Desired enclave, ideal for families, close to schooling and public transport. This location is simply unbeatable, with everything you need at your doorstep! Only moments to the sand of Terrigal and Wamberal beaches, or a short drive over the hill to North Avoca. Schooling is within walking distance, a few metres from public transport. An array of vibrant cafes, restaurants, and boutique shops are all close by. Easy access to Erina Fair Shopping Centre, 15-20 minutes to Gosford Train Station, and the M1 motorway to either Sydney or Newcastle. For more information, please contact James Keelan on 0435 714 565 or Edan Sirone on 0411 314 464. Council Rates: \$2,225pa Water Rates: \$994pa