

**27A Tramway Road, North Avoca, NSW 2260**



**House For Sale**

Wednesday, 8 May 2024

27A Tramway Road, North Avoca, NSW 2260

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 623 m2**

**Type: House**



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## **Auction - Contact Agent**

This superbly positioned, single level home has been cleverly designed to effortlessly connect internal and external spaces whilst capturing a beautiful NE breeze and lake views. With high ceilings, flowing polished hardwood flooring and sophisticated floor plan, this sensational beachside property delivers a private sanctuary to relax and unwind. Within walking distance to the stunning shore of North Avoca Beach, local café and general store, this is an ideal opportunity for a family home, solid investment or holiday retreat.

- Expansive open plan living and dining area taking in an abundance of natural light with sliding doors opening out to grand entertaining deck overlooking the stunning heated pool, surrounded by lush landscaping is equipped for year-round enjoyment with raked ceiling, blinds, BBQ, dining and lounge area
- Contemporary kitchen featuring stainless steel appliances, stone benchtops, touch control cooktop, plus ample preparation space and storage
- Luxurious master suite with deck access, walk-in-robe and deluxe ensuite bathroom
- Two additional bedrooms with built-in-robos, one set as a large home office, serviced by main modern bathroom
- Nestled upon a 623sqm block privately set back off the road with level grass area, resort like heated pool, alfresco seating area with spectacular sauna, powder room and under house workshop
- Additional features include double lock-up garage with storage, ducted A/C, hardwood floors, large laundry with external access, side access, low maintenance gardens, outdoor shower, pool heater, under house workshop with huge storage, water tank and roller door to backyard, brand new heat pump hot water system
- 15-20 minute walk or short drive the thriving hub of Terrigal with an abundance of cafes, restaurants, shops, beach and Terrigal Skillion
- Only a short drive to Erina Fair Shopping Centre, 15-20 minutes to Gosford Train Station and M1 freeway to Sydney and Newcastle