

**3/54 Lumeah Avenue, Wamberal, NSW 2260**



**Residential Land For Sale**

Tuesday, 2 April 2024

3/54 Lumeah Avenue, Wamberal, NSW 2260

Area: 687 m2

Type: Residential Land



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## Auction - Contact Agent

Capturing a sun-drenched, northerly aspect and stunning lakeside position, this ultra-modern and architecturally designed 4-bedroom entertainer promises contemporary living and unrivalled coastal lifestyle; uniquely offering direct access to Terrigal lagoon and only a short walking distance to the adjoining beach and local cafes. Newly developed and exceptionally designed, the home has a clear emphasis on natural light, open plan spaces and high-end, interior finishes such as talostone super white benchtops, hardwood flooring and external exposed timber vertical cladding for immediate impact. The bedrooms enjoy lake views, built-in wardrobes and ducted air, while the primary quarters offer an expansive walk-in wardrobe and sprawling private ensuite. Undoubtedly impressive and central to the premises is the lower-level open plan living, dining and kitchen with direct access outwards to an outdoor entertaining space, barbeque area, in-ground spa, backyard and lake. Complete with LED strip lighting across entry points, a hidden pantry and contemporary fireplace, the entire level exudes family-friendly luxury and is effortlessly stylish. Features:

- Architecturally designed, 4-bedroom family entertainer along Terrigal Lagoon
- Short walk to Wamberal beach, cafes, restaurants, and public transport
- Highly sought-after school catchment with multiple primary and secondary schools surrounding
- Lower-level concrete flooring, hardwood upstairs flooring and carpeted bedrooms
- Media room with sheers and block out curtains
- 2 alternate living spaces, ideal for entertaining and larger families
- Grand foyer with views of the lake
- Double garage with separate storage area
- Floating staircase and LED strip lighting
- 3 bedrooms each with ducted air, built-in wardrobes and 2 enjoying lake views
- Spacious main bathroom with tub
- 2 separate bathrooms throughout
- Large linen press and ample storage throughout
- Central living space upstairs
- Primary with walk-in wardrobe, lake views and bathroom
- Lower-level laundry with external access
- Open plan kitchen dining and living
- Stone benchtops, electric cooking and hidden pantry
- Central contemporary fireplace
- Breakfast bar seating with outdoor access
- Outdoor entertaining space with barbeque area and lake access
- In-ground spa
- Large completely level backyard and adjoining lake