



96 Riviera Avenue Terrigal, NSW



### Partially renovated home with stunning views

This spacious home presents superb ocean views with a perfectly sun-drenched northerly aspect. Partially renovated this home has been recently refreshed throughout, the upper level consists of 2 bedrooms and an original bathroom. The open-plan living and dining flow out effortlessly onto the undercover balcony taking in the stunning ocean views. The entry-level comprises of two bedrooms one with an ensuite or the second space could be an additional living area.

Featuring a sun-drenched outdoor entertaining space with a large spa and grassed backyard with ocean views. This home presents the opportunity to move in and enjoy as is or still add value to the home through renovations.

Located in a prime position close to Terrigal beach, cafes, restaurants, local schools, and transport. This home is now looking for its next owner to enjoy as their next home or as a holiday home in a prime position with stunning ocean views.

**Price:** \$1,180,000  
**Council Rates:** \$2,335.18/year (approx)  
**Water Rates:** \$720.32/year (approx)



**Jasmin Day**

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Lower Level



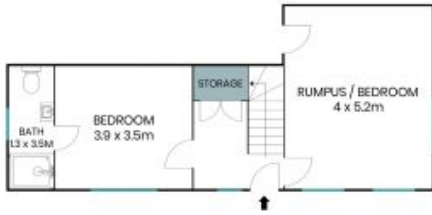
Upper Level

Internal Area: 143 sqm  
External Area: 90 sqm  
Land Area: 569 sqm

The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.



96 Riviera Avenue  
Terrigal



Lower Level



Upper Level



Site Plan

Internal Area: 143sqm  
External Area: 90sqm  
Land Area: 589sqm



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