



15 Sunrise Avenue Terrigal, NSW

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### Charming Cottage with Dual Street Frontage & Lake/Ocean Views

With dual street frontage, this spacious two bedroom home offers a brilliant coastal lifestyle with added convenience! Located in an excellent position, just a short stroll from the vibrant town centre and iconic Terrigal Beach.

From the expansive outdoor deck, lounge, and master bedroom, immerse yourself in sweeping lake & ocean views. The beautiful beachside cottage features a spacious kitchen with gas cooking facilities, cosy fireplace, ensuite & built-in robe to the large master bedroom and single lock-up garage. The second bedroom offers built in robe & direct access to main bathroom.

15 Sunrise Avenue presents an exciting opportunity for investors. Rent out for a weekly return or explore the potential for redevelopment.

Don't miss out on this chance to own a piece of coastal paradise in Terrigal.

- Single lock-up garage

**Price:** Auction  
**Council Rates:** \$2,489.19/year (approx)  
**Water Rates:** \$994.02/year (approx)



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15 Sunrise Avenue  
Terrigal



Site Plan

Internal Area: 144sqm  
External Area: 78sqm  
Land Area: 688.5sqm



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.