

7 Antree Place Wamberal, NSW

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### Invest, work from home or bring the whole family!

Invest or live and work in Wamberal with dual street access, large block, easy and flexible layout! Positioned in a quiet cul-de-sac ideal for families and home businesses on a rare 863sqm block of land. Offering flexible living or investment options this property is unique and just minutes to Wamberal and Terrigal Beaches, cafes, restaurants and Erina Fair shopping district. This property is one not to miss!

- Currently tenanted with potential returns up to \$1,400 per week
- Modern, split level, open plan living with high ceilings
- Bi-fold doors out to undercover entertaining deck
- Gourmet chefs kitchen with double dishwasher & gas cooktop
- Wooden flooring throughout, fans and air conditioning
- Downstairs offers one bedroom, study and living space
- Separate office space or studio adjoining triple lock up garage
- 866 sqm of gently sloping land

**Inspect:**

Saturday, 21st September 2024 1:30 - 2:00

**Price:**

Contact Agent

**Council Rates:** \$2,530.00/year (approx)

**Water Rates:** \$994.00/year (approx)



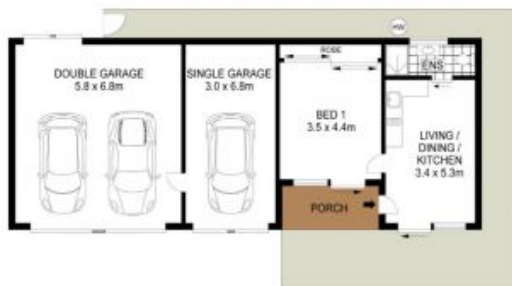
**Christel Renton**

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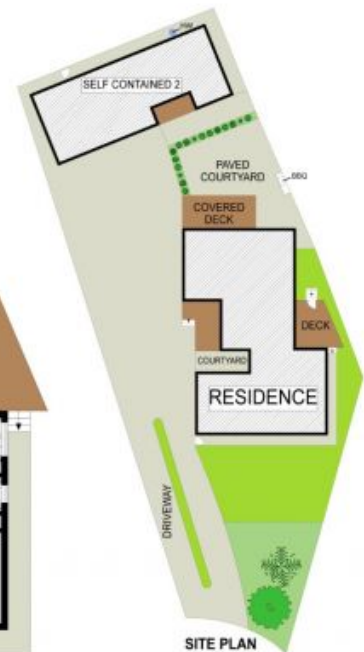
SELF CONTAINED 2



GROUND FLOOR  
SELF CONTAINED 1



FIRST FLOOR



SITE PLAN

The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. 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 of accuracy.

STONE