



9 Smillie Avenue Terrigal, NSW

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### Prime Investment & Development Opportunity in Terrigal

Set on an expansive 810sqm block, this spacious five-bedroom neat and tidy home offers an ideal location just a short walk to Terrigal Beach and the vibrant CBD. Whether you're an investor or developer, this property holds incredible potential for future growth.

With five generously sized bedrooms, with built-in wardrobes, two bathrooms, multiple living areas, and a large, sunlit backyard, this home is ideal as a long-term rental, holiday getaway, or family home.

A block of this size and location is very rare in Terrigal and with a R1 zoning it has potential for future re-development. (STCA).

- Prime 810sqm block with development potential
- Walking distance to Terrigal Beach, shops, cafes, and restaurants
- Spacious five-bedroom home with multiple living areas
- Ducted air-con throughout

**Price:** Contact Agent  
**Council Rates:** \$919.75 p/q  
**Water Rates:** \$286.69 p/q



**Brent Pilkington**

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**Sarah Gilchrist**

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9 Smillie Avenue  
Terrigal

STONE



Lower Level



Upper Level



Site Plan



Internal Living: 249sqm  
External Living: 23 sqm  
Total Living Area: 810 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.