

1/28 VICTORIA STREET EAST GOSFORD



## FOR SALE

### LOW MAINTENANCE OVER 55 LIVING

- Spacious Unit with multiple living zones
- Modern kitchen with electric stove and new glass cook top
- Newly painted inside, new blinds and carpet and is NBN ready
- Two bedrooms, main with built in wardrobe
- Open plan lounge and dining area with easy access to the sun drenched north facing courtyard, with large clothes line
- Reverse cycle air conditioning
- Spacious bathroom with internal laundry
- 3 Visitor parking spots and room for service vehicles to attend the property
- 11 mins to M1 freeway at Kariong
- Only minutes to Gosford CBD
- Walking distance to shops, public transport, restaurants, Hotels, Japanese Garden & Gosford waterfront.

Council Rates: - \$1,040 per annum approx.  
Water and Sewer:- \$750 per annum approx.  
Strata Levies:- \$500 per quarter

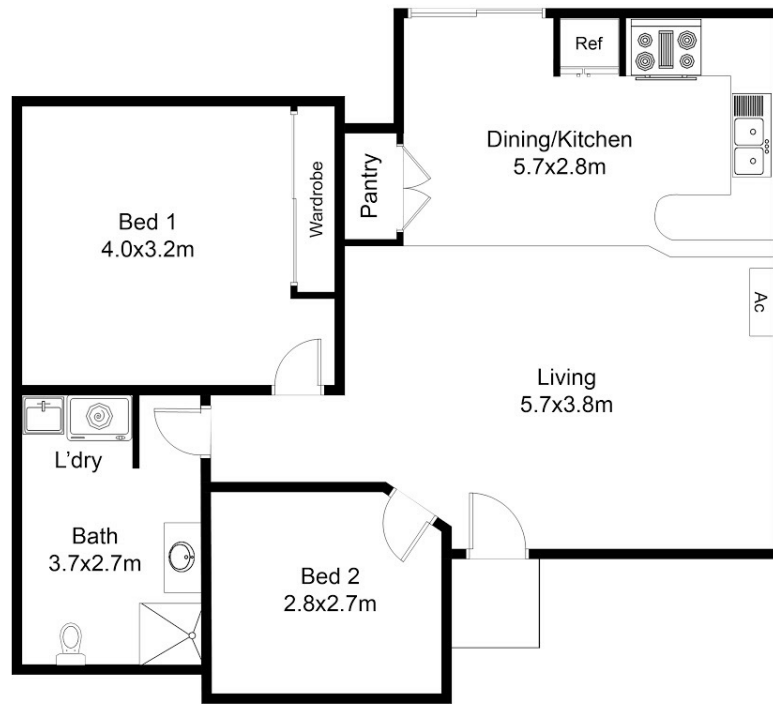
2 BED | 1 BATH | 0 CAR

PRICE:  
Just Listed

OPEN FOR INSPECTION:  
N/A



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FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

Courtyard : 16m<sup>2</sup>  
Unit : 71m<sup>2</sup>  
Total : 87m<sup>2</sup>

East Gosford

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.