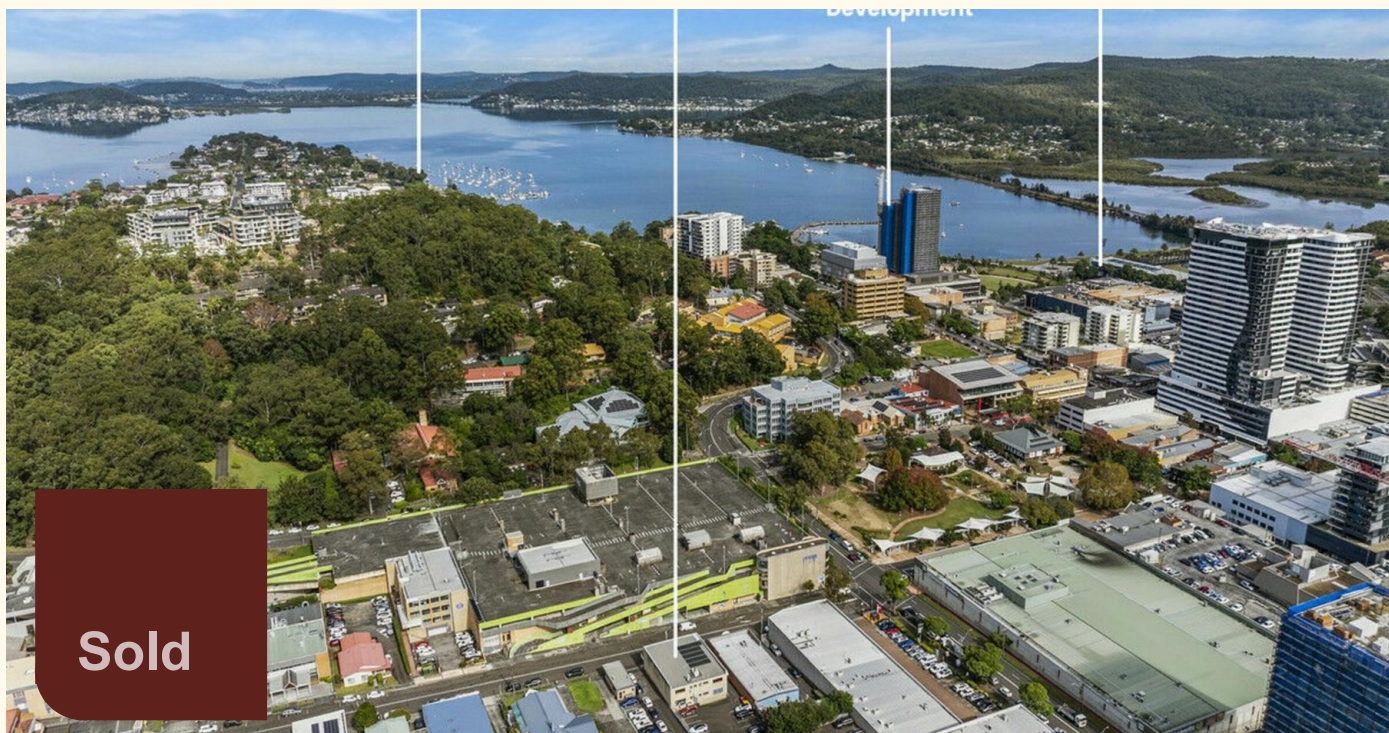




3/54 William Street, Gosford

Premium Second-Floor Office Suite in the Heart of Gosford's CBD!

Now available For Sale or Lease, this second-floor office suite offers a prime opportunity in the heart of Gosford's bustling commercial precinct. Strategically located just over an hour from Sydney, Gosford is emerging as the commercial capital of the Central Coast. With major infrastructure investment, expanding transport links, and a rapidly growing population, Gosford offers exceptional opportunities for businesses looking to establish or expand.

With approx. 324m² approx. of well-appointed internal space, this professional premises is ideally suited to medical, consulting, or office use. Surrounded by established medical and allied health practices, it benefits from strong pedestrian traffic, excellent exposure, and a thriving referral network.

The office enjoys a modern fit-out, an abundance of natural light, and a functional, flexible layout, with secure on-site parking included. Located just minutes from bus and train stations, the property provides unbeatable convenience for staff and clients alike.

FOR SALE/LEASE

\$895,000 + GST | \$60,000 pa net + GST

BUILDING AREA

324sqm

AGENTS

Tom Bore
0402 938 144
tom.bore@ljhooker.com.au

Ben Purdue
0450 719 600
ben.purdue@ljhooker.com.au

AGENCY

Terrigal | Erina
(02) 4385 8444

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker Commercial**

Property Features:

- 324m2 approx. of versatile office space
- Located on the second floor of a professional office building
- High-quality fit-out ready for immediate use
- Proximity to Gosford Hospital and new Health Hub
- Versatile floorplan with potential to create three individual office tenancies
- Central CBD position in high foot traffic area
- Secure on-site parking with 8 allocated car spaces
- Proximity to public transport hubs (bus & train)
- Ideal for medical, allied health, consulting, or professional services

An exceptional opportunity for owner-occupiers or tenants seeking a central, professional workspace in Gosford's thriving business district.

Please call Tom Bore 0402 938 144 or Ben Purdue 0450 719 600 today to learn more about this exciting opportunity!

MORE DETAILS

Property ID	358HXT
Property Type	Offices
	Medical/Consulting
Building Area	324 m2
Land Area	324 m2
Parking	5

Tom Bore 0402 938 144

Commercial Sales Consultant | tom.bore@ljhooker.com.au

Ben Purdue 0450 719 600

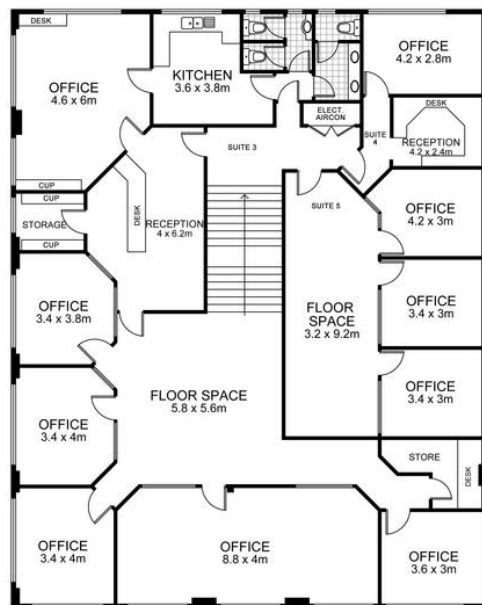
Principal Licensee | ben.purdue@ljhooker.com.au

Terrigal | Erina (02) 4385 8444

Level 1, Suite 1, 18 Karalta Road, ERINA NSW 2250

terrigan.ljhcommercial.com.au | terrigan@ljhooker.com.au

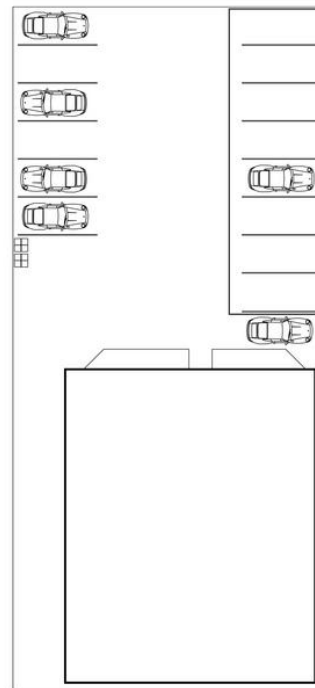




FIRST FLOOR



GROUND FLOOR
ENTRANCE



SITE PLAN

0 1 2 3 4 5 SCALE METRES

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries

INT : 330m²

EXT : m² NOT TO SCALE



3/54 William Street, Gosford