



## West Gosford, 37 Young Street

Freehold Property with Residence & Workshop in Prime Location!

Seize this rare opportunity to secure a versatile freehold property combining a comfortable residence and a fully equipped workshop in the heart of the Central Coast. Perfect for those seeking a balance of work and lifestyle, this property offers exceptional convenience and substantial features to suit a range of needs.

The residence boasts substantial brick improvements, offering durability and comfort for families or professionals. Below the residence, a workshop with 3-phase power is ready for your business, hobbies, or creative projects. Whether you're a tradesperson, an entrepreneur, or simply looking for space to pursue your passions, this property delivers.

For future development potential, key items are its B6 - Enterprise Corridor zoning providing flexible potential future uses for the site, an FSR of 2:1 and 18 metre maximum building height limit are all positive features for the property.

**For Sale**  
Contact agent

**Building Area**  
375sqm

**Contact**  
**Ben Purdue**  
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**Tom Bore**  
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 **LJ Hooker Commercial**

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**Terrigal | Erina**  
**(02) 4385 8444**



#### Key Features:

- \* Substantial brick residence with impressive views providing long-lasting quality and comfort.
- \* Open plan workshop with 3-phase power for your business or hobbies.
- \* 8kw solar system with two electricity meters.
- \* 15 and 30 amp 3 phase with 20 amp single phase in the workshop.
- \* Walking distance to The Entertainment Grounds Racecourse, Industree Stadium, and the Gosford waterfront.
- \* Central Coast lifestyle at your doorstep, including beaches, races, events, dining, and shopping.
- \* Versatile freehold title offering work-life flexibility in a prime location.
- \* Future development potential subject to council approval.
- \* Opportunity for dual tenancy.

Residence features include 3 bedrooms with built-in wardrobes - Great size kitchen with plenty of cupboard space - Open plan living with lovely outdoor entertaining area overlooking the racecourse - Tiled throughout - Ducted air conditioning - Laundry with 2nd toilet - Bathroom with spa bath - Garden shed - Double lock up garage with remote doors.

Live, work, and play with ease in a property that offers flexibility, functionality, and the unbeatable charm of the Central Coast.

For more information or to arrange an inspection, please call Ben Purdue 0450 719 600 or Tom Bore 0402 938 144 today!

## More About this Property

Property ID	33VHXT
Property Type	Industrial/Warehouse
Building Area	375 m2
Land Area	630 m2

#### Ben Purdue 0450 719 600

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