



## East Gosford, 3 Sullens Avenue

### Renovator Special - Position Plus Potential

Highly Motivated Vendor - Capitalise on the work required for this home, that is currently needing some TLC!

Capturing lush, bush ambience from its private position, awaits this hidden gem set on a large peaceful 1,096sqm block in the hills of East Gosford.

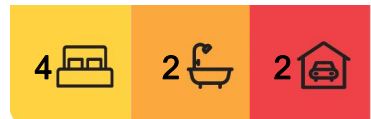
Positioned in a quiet cul de sac, this spacious family home offers the new owners an opportunity to embrace and create their own urban retreat.

The property consists of:

- \* Spacious living area which flows seamlessly to the outdoor timber deck
- \* Kitchen with electric appliances, plenty of bench and cupboard space
- \* Four bedrooms all with built in robes and ceiling fans, main with ensuite



**Disclaimer:** 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.



**For Sale**  
Contact Agent

**View**  
[ljhooker.com.au/83YGQR](http://ljhooker.com.au/83YGQR)

**Contact**  
**Simon Hayes**  
0423 703 062  
[shayes.eastgosford@ljhooker.com.au](mailto:shayes.eastgosford@ljhooker.com.au)

**LJ Hooker East Gosford**  
**(02) 4322 5522**

- \* Family bathroom with bath tub
- \* Inground pool and 2 x outdoor timber decks ideal for entertaining
- \* Double garage with storage area

Downstairs is an additional bedroom and rumpus room with kitchenette, and third toilet ideal to convert into a self-contained flat for the extended family or a large office for those who work from home.

With opportunities to renovate and add value the prime location is close to East Gosford shopping village, Erina Fair, public and private schools, transport, sporting facilities and parklands.

For more information contact Simon Hayes, 0423 703 062.

Council Rates: \$1,734.14pa approx.

Water Rates: \$1,146.75pa approx. + usage

## More About this Property

<b>Property ID</b>	83YGQR
<b>Property Type</b>	House
<b>Land Area</b>	1096 m <sup>2</sup>
<b>Including</b>	Close to Schools Close to Shops Close to Transport

### Simon Hayes 0423 703 062

Licensed Real Estate Agent | shayes.eastgosford@ljhooker.com.au

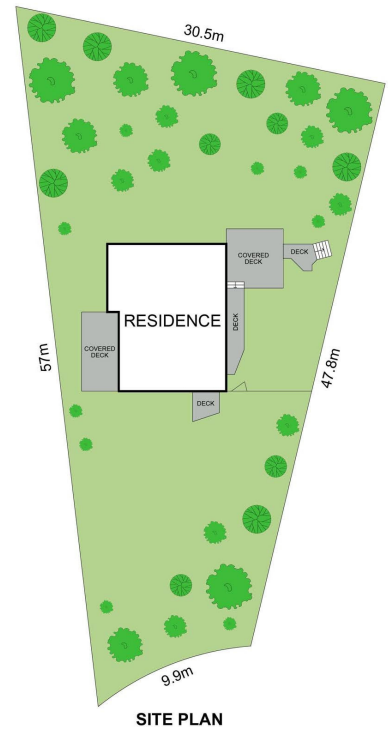
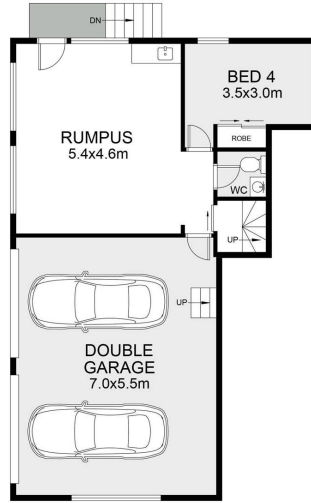
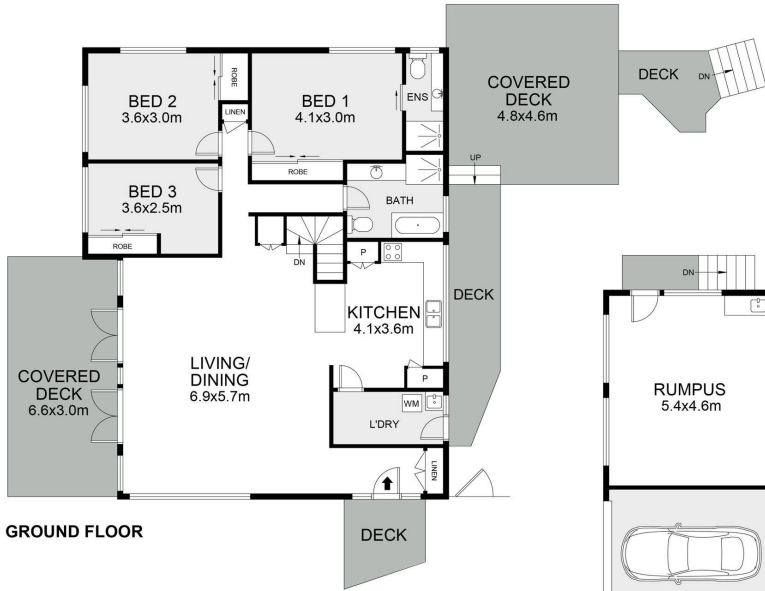
### LJ Hooker East Gosford (02) 4322 5522

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### 3 Sullens Avenue, East Gosford

Scale in metres. Indicative only. Measurements and dimensions are approximate.  
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