






45 Bay View Avenue, East Gosford

4  3  5 

## Elegant Family Home with Breathtaking Water Views

Sitting privately and beyond picturesque gardens, on a 543.8 block this character filled and classic family home offers a rare opportunity to secure a residence with its very own, 4 car garage.

Positioned in the highly sought after East Gosford enclave this property will command your attention with its panoramic vista and breathtaking water views across Brisbane Water and beyond.

Offering so much more, than the eye can see and featuring:

First Level:

- Open plan and immense living zones comprising of formal lounge, dining, family room that embraces the expansive water views through the full length, double glazed sliding doors.
- Impressive kitchen with electric appliances, ample bench space and quality bespoke cabinetry
- 2 spacious bedrooms both with built in robes and ceiling fans
- Family bathroom with large tub, separate powder room and linen press

Ground Level:

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**  
By Appointment

**AGENTS**  
Nicholas Cusick  
0419 436 679  
ncusick.gosford@ljhooker.com.au

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

 **LJ Hooker**

- Additional rumpus room with well equipped kitchenette and air conditioning - the ideal space for teenager retreat or extended family
- Two additional bedrooms both with built in robes
- Second bathroom with bathtub, separate toilet and laundry room
- Underground 4 car garage with additional car bay and storage area

Additional features:

- 32 solar panels with 2 Tesla Powerwall battery units
- Stair lift to accommodate a wheelchair with access to all three levels
- Two water tanks and irrigation system
- Automated security gate at entry and security system with cameras
- NBN fibre to the premises
- Ducted air conditioning throughout
- Workshop and storage area

Entertainers will be in their element when it comes to showcasing the home to family and friends. The property offers multiple alfresco dining spaces and will make entertaining a breeze. To the rear of the home awaits the private, oversized balcony that enjoys the stunning water views across Brisbane water.

The fully fenced backyard offers a separate patio that overlooks the lush gardens with well established fruit trees and also includes water views. The lower level provides an inground, heated ionized pool with an additional bathroom and plenty of seating spaces making this spot perfect for all year-round fun with the family.

A lifestyle haven, the home is centrally located and is only minutes from the boutique shopping strip and cafe culture of East Gosford. Also close by is Hylton Moore parkland, Caroline Bay Arts Centre, Friendship walk, local schools. Gosford CBD and train station are a short drive away ensuring commuters can have the best of both worlds.

Call Nicholas Cusick today & line up an inspection to view this East Gosford beauty.

Council Rates: \$1,879.98pa approx.

Water Rates: \$1,161.50pa approx. + usage

## MORE DETAILS

Property ID 88VGQR  
Property Type House  
Land Area 543.8 m2  
Including Built-in-Robes  
Water Tank  
Area Views  
Ceiling Fans  
Close to Schools  
Close to Shops  
Close to Transport  
Ducted a/c

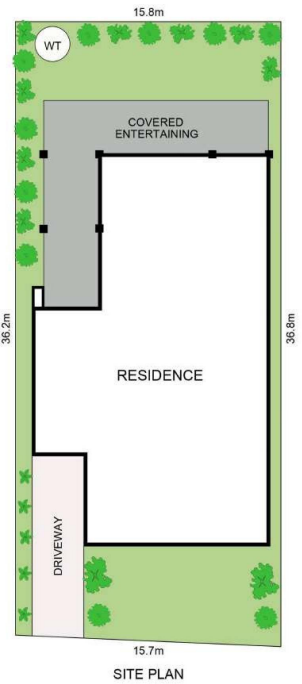
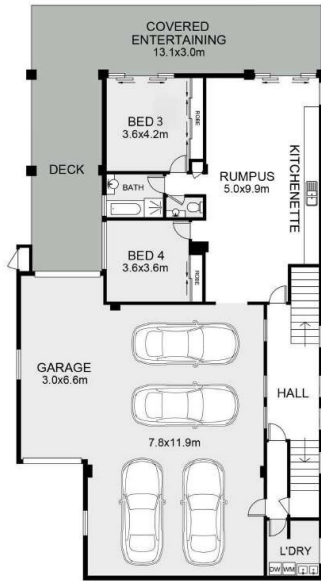
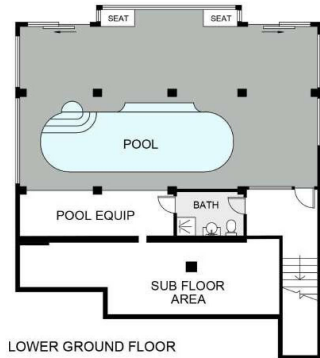
### Nicholas Cusick 0419 436 679

Company Principal - Licensee in Charge |  
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## 45 Bayview Avenue, East Gosford

Scale in metres. Indicative only. Measurements and dimensions are approximate.  
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INT : 565 m<sup>2</sup>  
 EXT : 188 m<sup>2</sup>

