



7 Bay View Avenue, East Gosford

Light and Bright with Fantastic Water Views

Established in the ever evolving and popular suburb of East Gosford this charismatic, brick and cladding residence offers endless opportunities, for the astute buyer.

Positioned in a quiet yet central location and situated on a sun drenched 575sqm block, this well presented family home enjoys sweeping water views across Caroline Bay, Brisbane water and beyond.

The home features:

- Light filled, lounge and dining room with reverse cycle air conditioning
- Well equipped kitchen with electric appliances, ample cupboard and bench space
- Spacious timber deck ideal for alfresco dining or enjoying the breathtaking views
- Master bedroom with built in robes and private sun drenched courtyard
- Three bedrooms and additional study or fifth bedroom
- Two functional bathrooms with separate laundry and utility room
- Separate downstairs family area comprising of rumpus room,

4 2 4

FOR SALE

Guide \$1,200,000

VIEW

Sat 10th Oct @ 11:00AM - 11:30AM

AGENTS

Nicholas Cusick

0419 436 679

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AGENCY

LJ Hooker East Gosford

(02) 4322 5522

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



dining and kitchenette with electric stove and cellar room - potential secondary suite

- Fully fenced backyard with well established gardens to the front and rear of the home
- Paved entertaining area overlooking the sparkling inground pool
- Multiple car accommodation including, detached three car garage and separate carport - ideal for trades, trailers and boats

This is a superb opportunity to make the most of a desirable location with a house that redefines old world charm within a wonderful backdrop.

Within easy access of the cosmopolitan East Gosford shopping village with a choice of cafes, restaurants, private and public schools, local parks and sporting grounds this property is sure to tick a few boxes for buyers looking for an upbeat lifestyle with low maintenance living.

The prime location is also within close proximity to the Gosford CBD, waterfront, local clubs, public transport and is easy access to the M1 motorway for commuters.

For more information, please contact Nicholas Cusick 0419 436 679.

Council Rates: \$1,751.60pa approx.

Water Rates: \$1,135.30pa approx. + usage

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MORE DETAILS

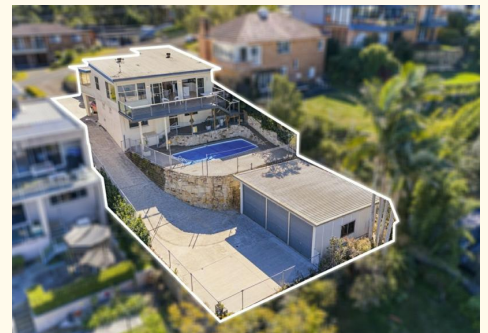
Property ID	89UGQR
Property Type	House
Land Area	575 m2
Including	Air Conditioning Built-in-Robes Cellar Close to Schools Close to Shops Close to Transport Entertaining deck Fenced Yard

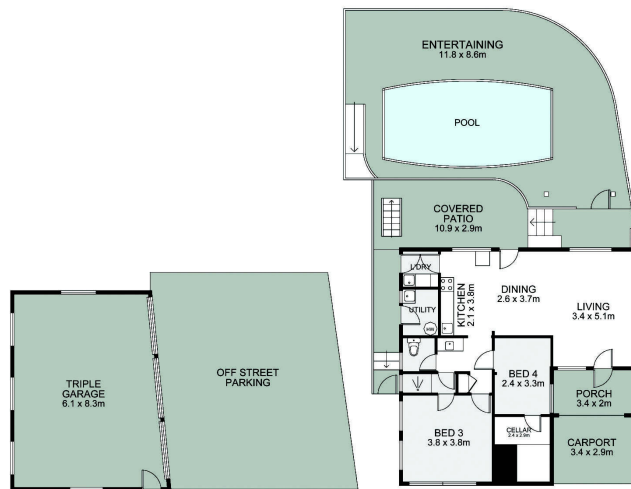
Nicholas Cusick 0419 436 679

Company Principal - Licensee in Charge |
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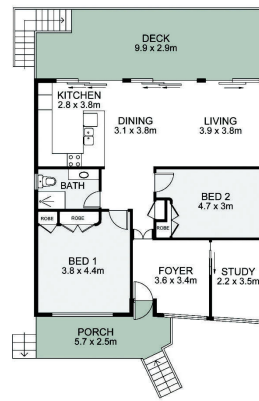
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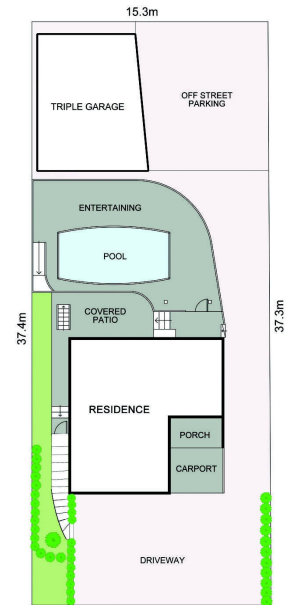


GROUND FLOOR

FIRST FLOOR



SECOND FLOOR



SITE PLAN



INTERNAL AREA : 231 SQM
EXTERNAL AREA : 148 SQM

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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

