



East Gosford, 86 Emma James Street

A Feel Good Family Home Amongst Leafy Serenity

This well presented residence is positioned on a north facing, 771sqm block and adores a private and peaceful vista.

Enjoying its central location the property is ideal for those starting out, starting over, or those winding down and seeking a tranquil, family lifestyle.

Featuring:

- * Light filled, multiple living zones consisting of lounge room, dining, family and separate sunroom
- * Timber style kitchen with quality electric appliances, ample bench and cupboard space
- * Three way, bathroom with bath tub and separate toilet
- * Four bedrooms all with built in robes
- * Large, laundry room and great storage throughout



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.

SOLD

4 

1 

2 

For Sale
Contact Agent

View
ljhooker.com.au/83FGQR

Contact
Simon Hayes
0423 703 062
shayes.eastgosford@ljhooker.com.au

LJ Hooker East Gosford
(02) 4322 5522

- * Solar panels, ducted air conditioning, ceiling fans, fire place, sky lights and water tank
- * Double, lock up garage with automatic doors, ample storage and additional off street parking ideal for extra vehicle or trailer

The home is an entertainer's dream with multiple options including the enclosed sunroom, private pergola ideal for family BBQ's or alfresco dining space, which overlooks the sparkling inground pool and fully fenced backyard.

The prime location is just a short stroll to the popular East Gosford shopping strip, Hylton Moore parkland, bus stop, local schools, Caroline Bay Art Centre and a short drive to the picturesque Gosford waterfront.

This home is a must to inspect, so please call Simon today to arrange an appointment.

Council Rates: \$1,734.14pa approx.

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

More About this Property

Property ID	83FGQR
Property Type	House
Land Area	771 m ²

Simon Hayes 0423 703 062

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

LJ Hooker East Gosford (02) 4322 5522

Suite 5 & 6 Victoria Court, 36-40 Victoria Street, EAST GOSFORD NSW 2250
eastgosford.ljhooker.com.au | eastgosford@ljhooker.com.au



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