



East Gosford, 4/36 Russell Street

Single Level, Garden Villa with Sunny Aspect

Positioned in a popular street, in a well maintained complex of four, this sundrenched villa is set at the rear of the complex providing security and privacy and is ideal for first home buyers, downsizers, investors or those seeking single level living.

With a flowing floor plan and neat presentation, the property features:

- * Light filled, spacious living and dining areas
- * Well equipped kitchen with views of the tranquil courtyard
- * 3 bedrooms all with built ins
- * Main bathroom with bath tub and 2x separate toilets
- * Reverse cycle air conditioning, ceiling fans, tiled living areas, sky lights
- * Private, courtyard with fishpond and well established gardens
- * Side access providing extra space down the side of the home, ideal for storing sporting equipment like kayaks or growing your own veggie patch



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
By Appointment

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

LJ Hooker East Gosford
(02) 4322 5522

* Single, garage with additional storage loft accessible by stairs

The home is centrally located and is only minutes from the East Gosford shopping strip. Also close by are Hylton Moore sports grounds, Brisbane Water and Gosford Sailing Club, Caroline Bay Arts Centre, Friendship walk and local schools.

No need for a car as the bus stop is only short walk away ensuring Gosford CBD, train station and Erina Fair are easily accessible.

For more information contact Simon Hayes, 0423 703 062.

Strata Levies: \$799pq approx.

Council Rates: \$1,213pa approx.

Water Rates: \$1,104pa approx. + usage

More About this Property

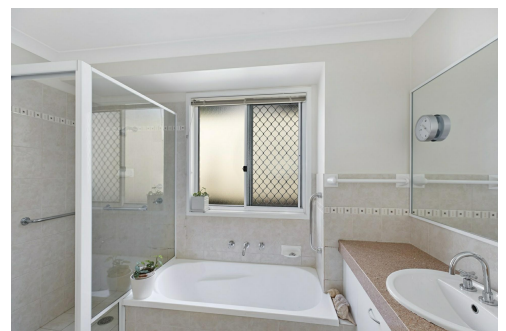
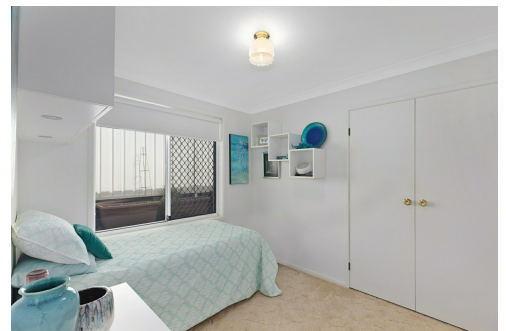
Property ID	86VGQR
Property Type	Villa
Including	Close to Schools Close to Shops Close to Transport

Simon Hayes 0423 703 062

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

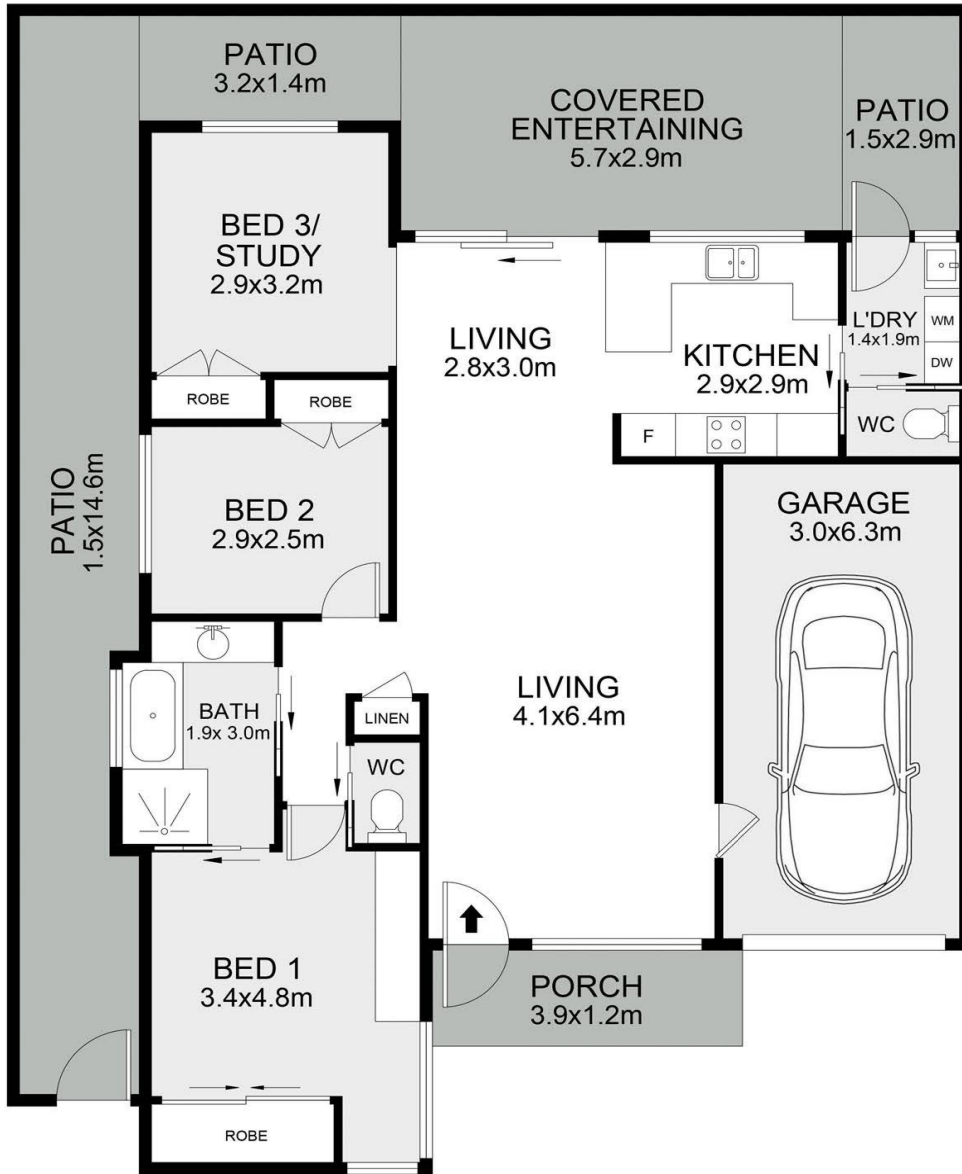
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Scale in metres. Indicative only. Measurements and dimensions are approximate.
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INT : 113m²
 EXT : 62m²



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