



103/80 John Whiteway Drive, Gosford

3  2  1 

## Location, Convenience, Lifestyle

Located in the popular secure complex "The Sanctuary", awaits this low maintenance and spacious 3 bedroom apartment that enjoys a peaceful setting and views of Rumbalara Reserve.

The location is a short distance to Gosford Waterfront. Conveniently, positioned in the heart of Gosford CBD where you will be spoilt for choice with recreational and entertainment options, close to cafes, restaurants, boat ramp, local stadium and parks.

This modern, apartment offers:

- Open plan living with plenty of natural lighting
- Combined living and dining with access to outdoor patio
- Well equipped kitchen with gas cooktop, dishwasher, ample bench and cupboard space
- Master suite with walk in robe, ensuite and access to a private balcony
- Two additional bedrooms both with built in robes
- Main family bathroom
- Internal laundry
- Reverse cycle air conditioning and NBN
- Spacious, outdoor entertaining balcony with leafy outlook
- Estimated Rental Return \$580 - \$600 per week

**FOR SALE**  
Guide \$550,000

### AGENTS

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

### AGENCY

LJ Hooker East Gosford  
(02) 4322 5522

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.

 **LJ Hooker**

The gated community provides 1 secure car space, access to 2 inground resort style pools, 2 separate gyms in the complex and plenty of visitor parking.

Commuting has never been easier with Gosford train station within walking distance and easy access to the M1. Gosford and North Gosford hospitals are also within close proximity.

To inspect this property, contact Nicholas Cusick 0419 436 679.

Council Rates: \$1,212.40pa approx.

Water Rates: \$1,143.16pa approx. + usage

Strata Levies: \$1,729.86pq approx.

## MORE DETAILS

Property ID	7KEGQR
Property Type	Apartment
Including	Ensuite
	Air Conditioning
	Intercom
	Balcony
	Dishwasher
	Built-in-Robes
	Close to Schools
	Close to Shops
	Close to Transport

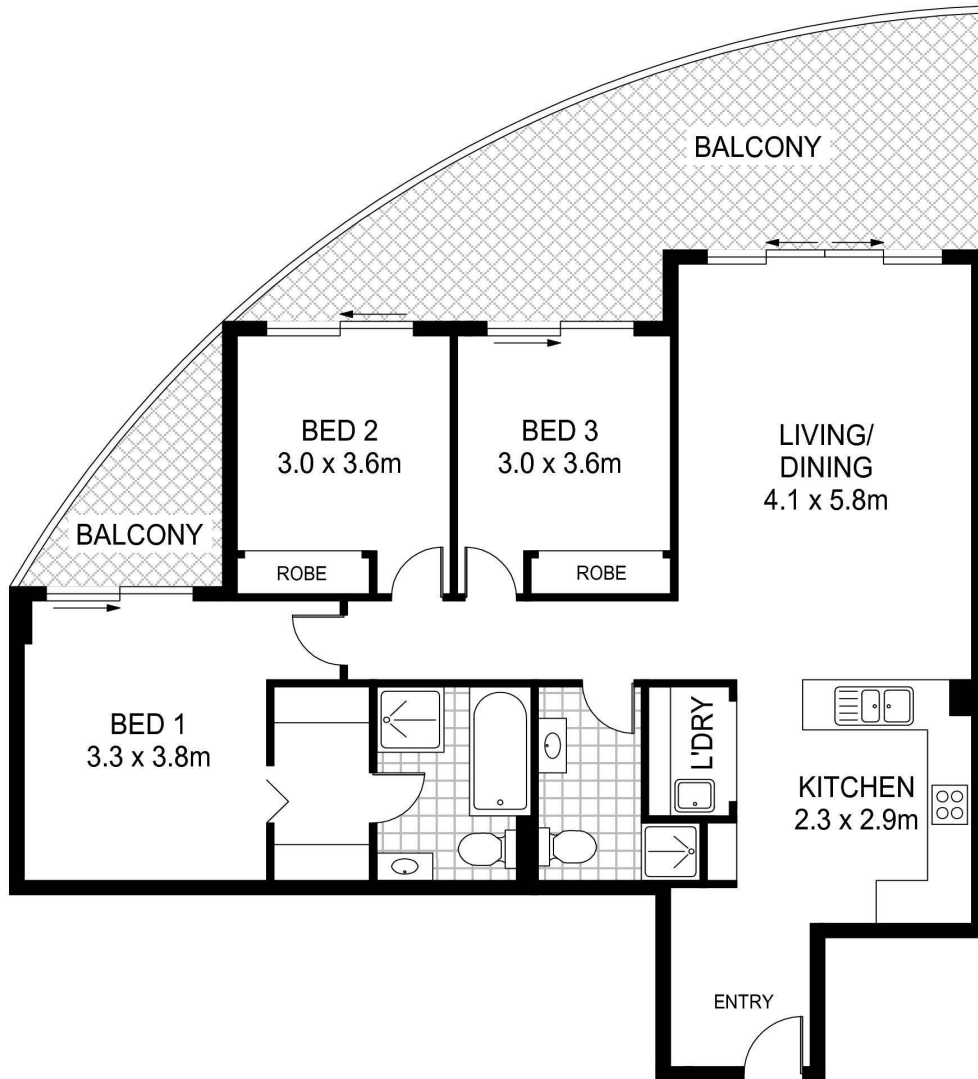
### Nicholas Cusick 0419 436 679

Company Principal - Licensee in Charge |  
ncusick.gosford@ljhooker.com.au

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

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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.



INT : 103m<sup>2</sup>

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