






167 Gertrude Street, Gosford

3  1  1 

Original Charm on a Large Block - Walk to Gosford Rail & Waterfront

Opportunities like this don't come around often. With more than 95% of Gosford's housing made up of units, free standing houses on large blocks are a rare find - and this original 1940s cottage is one of them.

Set on a sundrenched 680sqm block, the property combines timeless charm with outstanding potential. Featuring high, ornate ceilings, two bedrooms plus a formal dining room that could easily serve as a third, an enclosed balcony and sunroom provide flexible spaces to relax or extend your living options, while the bathroom was updated in the 1980s.

Other features include:

- Original 1940s construction with formal character
- Multiple living areas including enclosed balcony and sunroom
- 680sqm block with redevelopment potential (STCA)
- Off street parking & carport
- Drive through side access to shed in back yard

Perfectly positioned within an easy walk to Gosford rail, hospital,

FOR SALE
Contact Agent

AGENTS

Scott Phillips
0419 290 030
sPhillips.eastgosford@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**

shopping and waterfront, and just 8 minutes to the M1, this property is surrounded by the city's ongoing transformation. With Gosford undergoing a period of unprecedented growth and redevelopment - new infrastructure, lifestyle precincts, and residential projects - the future here looks brighter than ever.

Whether you're looking to renovate, rebuild or landbank, this rare opportunity in a central Gosford location is not to be missed.

Contact Scott Phillips on 0419 290 030 to learn more.

Council Rates: \$1,814.97pa approx.

Water Rates: \$1,070.46pa approx. + usage

MORE DETAILS

Property ID	86XGQR
Property Type	House
Land Area	680 m2
Including	Close to Schools Close to Shops Close to Transport

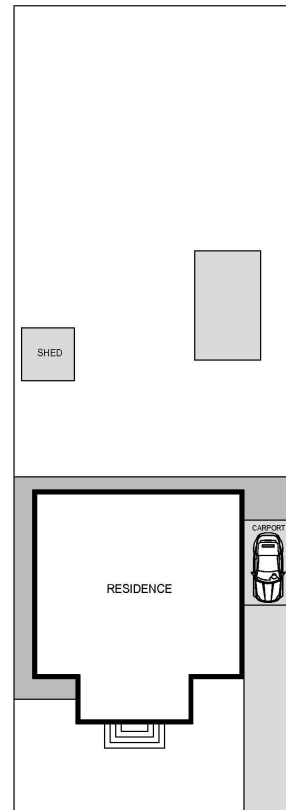
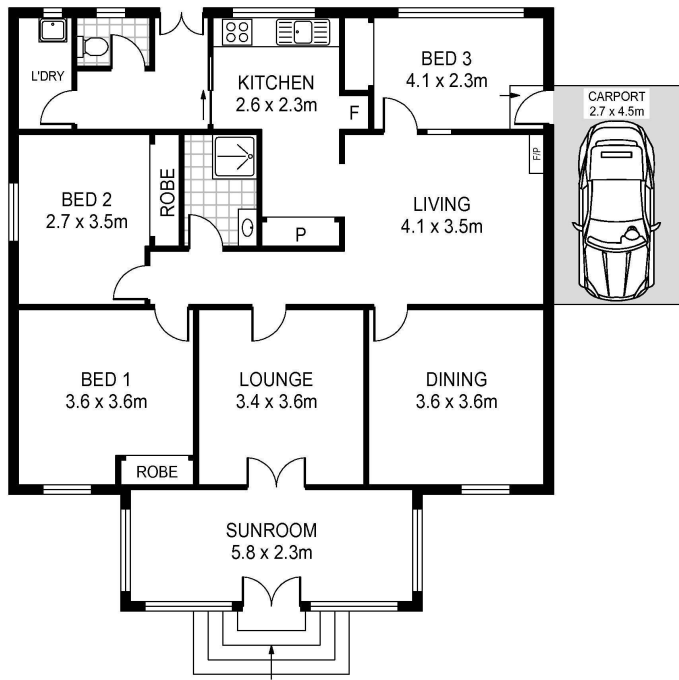
Scott Phillips 0419 290 030

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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 : 117m²



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