

1/56 Showground Road, Gosford

## Low Maintenance Living, Close to CBD

Positioned in a small complex of four townhouses, this well maintained property provides the perfect opportunity for first home buyers, investors or downsizers.

This spacious, 3 bedroom property is located at the front of the complex and is within an easy stroll to Gosford train station, CBD and Waterfront.

### Downstairs:

- Light filled, lounge room to the front of the home
- Combined dining and kitchen area that flows to the outdoor courtyard
- Kitchen with plenty of storage space and electric cooker
- Laundry room with separate toilet
- Single, lock up garage with internal access

### Upstairs:

- 3 bedrooms all with built in robes
- Main family bathroom, three way configuration
- Covered, private balcony

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.

3 1 1

**FOR SALE**  
Contact Agent

**VIEW**  
Sat 21st Feb @ 12:00PM - 12:30PM

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

**AGENCY**  
LJ Hooker East Gosford  
(02) 4322 5522

**LJ Hooker**

Make the most of local attractions such as public transport, schools, restaurants, clubs, cafes, boat ramps, multiple bike paths, parks, Gosford Stadium, Gosford Racecourse and much more.

On offer is easy living with the convenience of having all amenities at your fingertips.

Call Nicholas Cusick today to arrange an inspection, 0419 436 679.

Strata Levies: \$1,162pq approx.

Council Rates: \$1,212.59pa approx.

Water Rates: \$1,123.42pa approx. + usage

## MORE DETAILS

Property ID	88GGQR
Property Type	Townhouse
Including	Balcony
	Built-in-Robes
	Close to Schools
	Close to Shops
	Close to Transport
	Fenced Yard

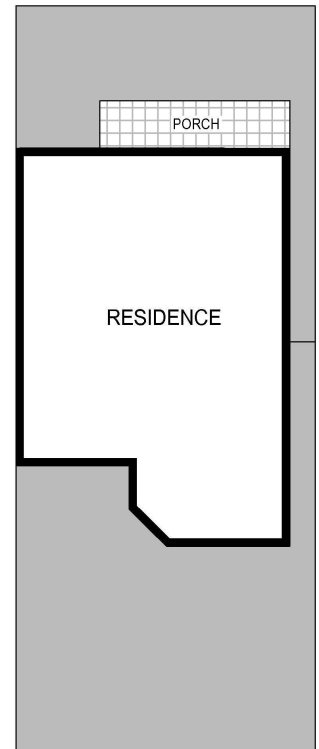
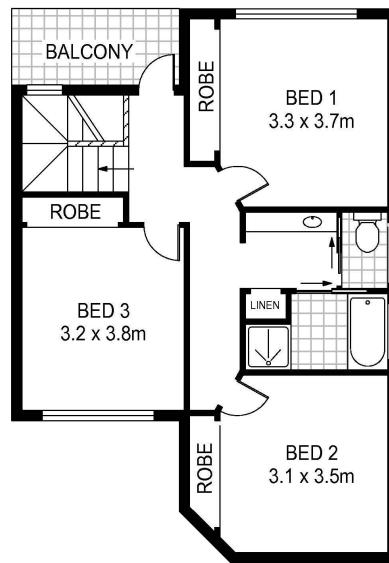
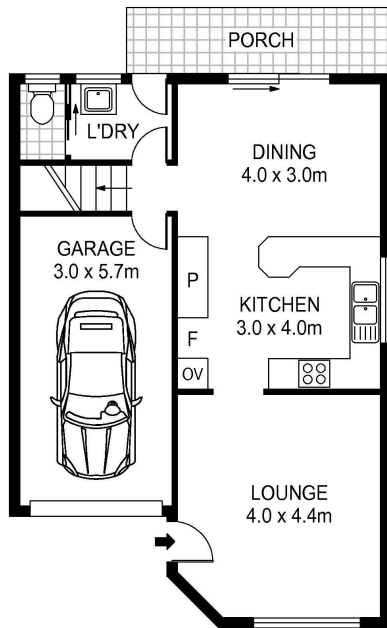
### Nicholas Cusick 0419 436 679

Company Principal - Licensee in Charge |  
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### 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 : 110m<sup>2</sup>  
GARAGE : 17m<sup>2</sup>



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