



2/100 Faunce Street, Gosford

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## Low Maintenance Townhouse | Minutes to CBD

Perfectly positioned within walking distance to shops, Gosford train station, and the new university, this well appointed tri-level townhouse offers the ideal blend of lifestyle, convenience, and investment potential.

Positioned in a small complex of six on the fringe of the new and ever improving CBD the property features:

- Light filled, courtyard entry to the front of the home
- Spacious lounge room
- Combined dining and kitchen area that flows seamlessly to the outdoor balcony
- Kitchen with plenty of storage space and electric cooker
- Main bedroom with walk in robe and private balcony
- Additional bedroom with built in robes
- Main family bathroom, with bathtub
- Laundry room with second toilet and additional storage under the staircase
- Single, lock up garage with internal access

Central in location the Gosford CBD and train station are directly across the road, and you are just moments from the Gosford

**FOR SALE**  
\$640,000 - \$680,000

**VIEW**  
Sat 30th May @ 11:00AM - 11:30AM

**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**

waterfront, Sailing Club, Central Coast Stadium, Race Course, cafes, restaurants and schools. It's also just a short drive to the M1 Motorway.

Whether looking for your first property, a sound investment or a comfortable place just to call home.

Call Nicholas Cusick, for more information 0419 436 679.

Strata Levies: \$1,246.88pq approx.  
Council Rates: \$1,212.40pa approx.  
Water Rates: \$1,011.88pa approx. + usage

## MORE DETAILS

Property ID	89KGQR
Property Type	Townhouse
House Size	90 m2
Including	Balcony
	Built-in-Robes
	Close to Schools
	Close to Shops
	Close to Transport
	Storage
	Walk in robe

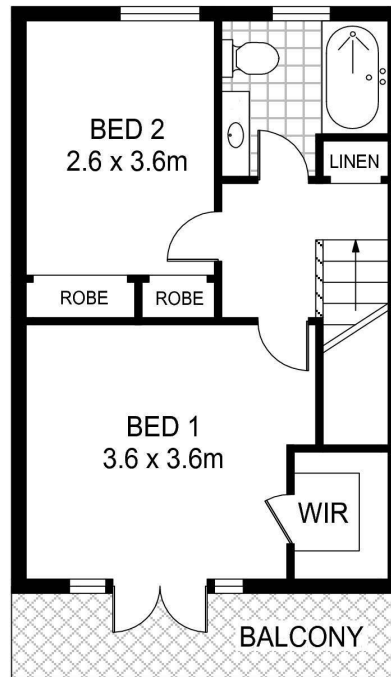
### Nicholas Cusick 0419 436 679

Company Principal - Licensee in Charge |  
[ncusick.gosford@ljhooker.com.au](mailto:ncusick.gosford@ljhooker.com.au)

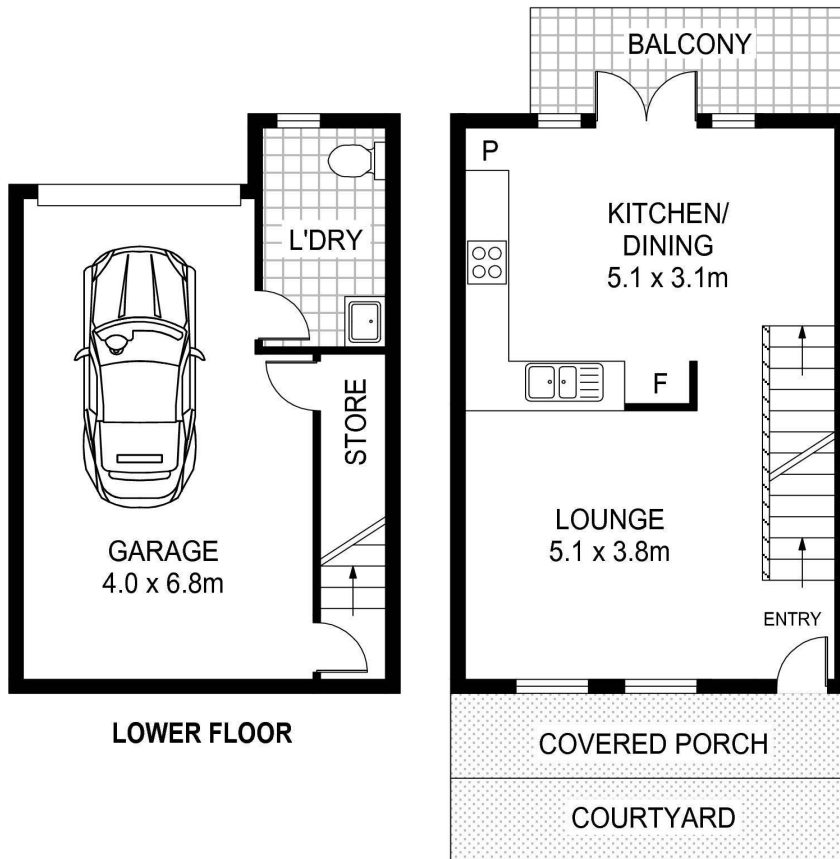
### LJ Hooker East Gosford (02) 4322 5522

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**FIRST FLOOR**



**GROUND FLOOR**



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 : 90m<sup>2</sup>  
GARAGE : 31m<sup>2</sup>

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