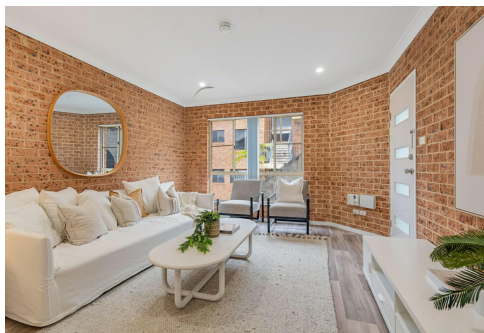




Gosford, 3/56 Showground Road

Convenience Plus

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 within an easy stroll to Gosford train station, CBD and Waterfront.

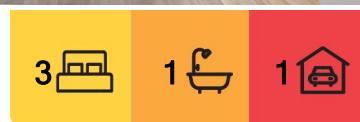
Featuring:

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



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
For Sale - Contact Agent

View
ljhooker.com.au/2ANQF62

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

LJ Hooker Gosford
(02) 4324 1234

Upstairs:

- * 3 bedrooms all with built in robes
- * Main family bathroom with bath tub
- * Sundrenched, private balcony

Make the most of local attractions such as public transport, schools, restaurants, clubs, cafes, boat ramps, multiple bike paths, parks, Gosford Stadium, Gosford Racecourse & 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: \$1,162.75pq approx.

Council Rates: \$1,110.62pa approx.

Water Rates: \$912.92pa approx. + usage

More About this Property

Property ID	2ANQF62
Property Type	Townhouse
Including	Close to Schools Close to Shops Close to Transport

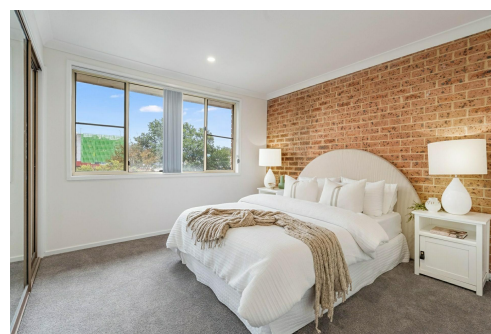
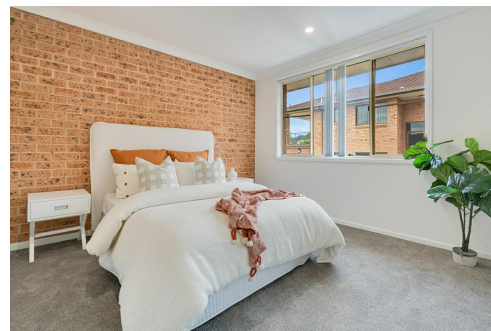
Nicholas Cusick 0419 436 679

Company Principal/Licensee In Charge | ncusick.gosford@ljhooker.com.au

LJ Hooker Gosford (02) 4324 1234

137 Mann Street, GOSFORD NSW 2250

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Marketed by

Nicholas Cusick
0419 436 679

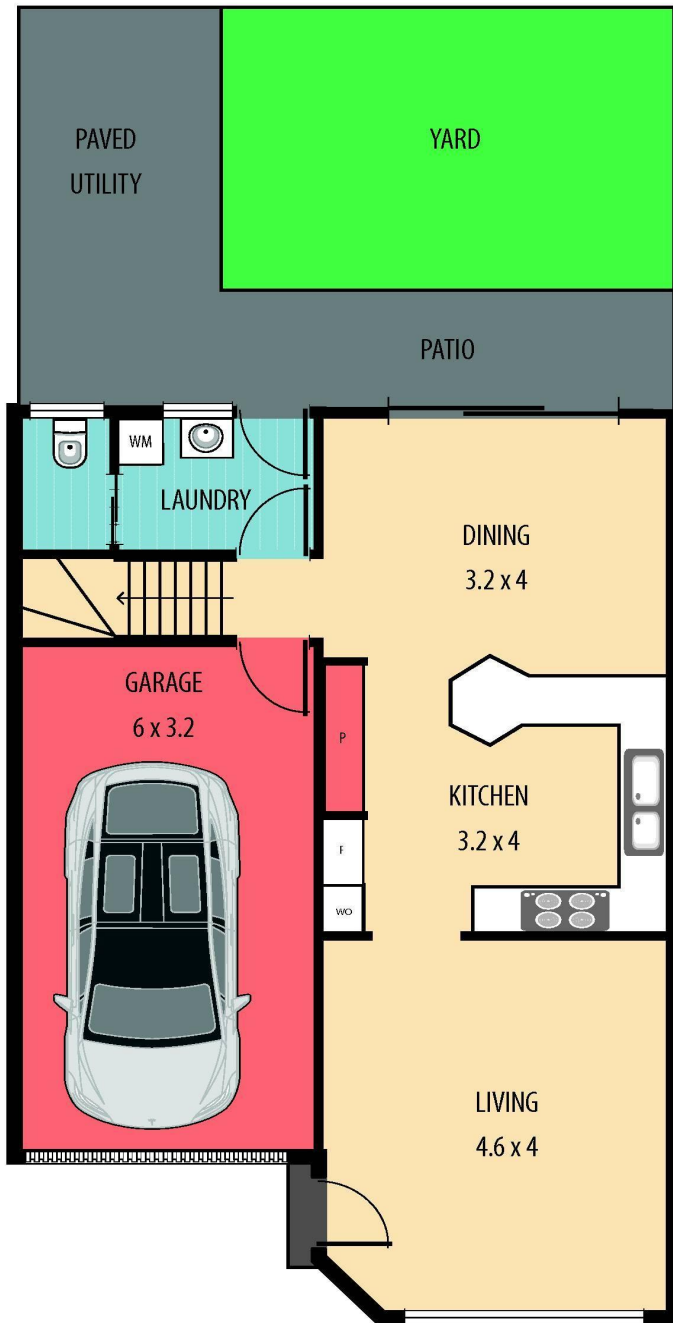
LJ Hooker



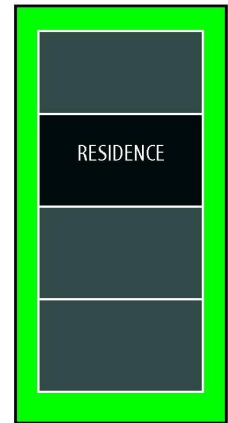
**LJ Hooker Gosford
(02) 4324 1234**

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Lower Level



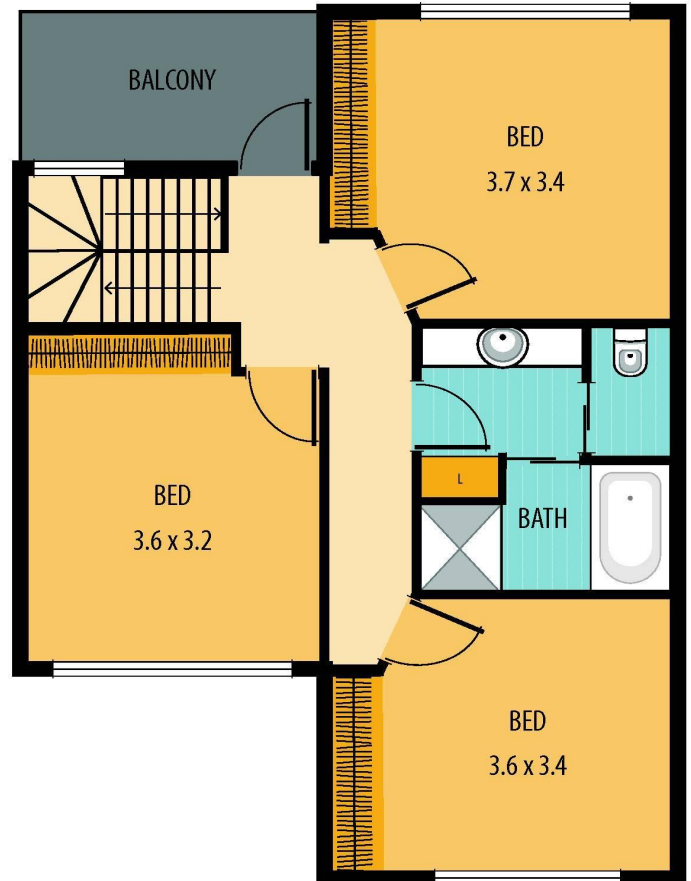
SITE PLAN (not to scale)



SHOWGROUND RD



Upper Level



UNIT 3-56 SHOWGROUND RD, GOSFORD



Disclaimer: This information has been provided to us from the vendor and/or their conveyancer or solicitor, no guarantee is given in respect of its accuracy. Any person viewing this information should make their own inquiries and only rely on those inquiries.



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