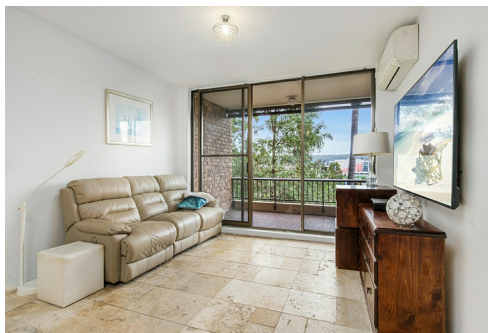




## Gosford, 35/62 Beane Street

Close to Everything

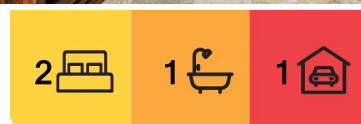
Presenting exceptional lifestyle & convenience in a central location, this two bedroom apartment impresses with privacy, security & outlook. Set in a well maintained & established complex, only moments from CBD & all transport.

- \* 2 generously sized bedrooms with built in wardrobes
- \* Open plan living & dining area
- \* Galley style kitchen with electric cooking
- \* Modern bathroom with shower and bath
- \* Internal laundry
- \* Entertaining balcony with peaceful leafy & district views

Only a short distance to local shopping, waterfront, Gosford train station, Hospital, local schools and University Campus (currently under construction) this is a great opportunity for the first home buyer, downsizer or investor alike.



**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**  
Contact Agent

**View**  
[ljhooker.com.au/855GQR](http://ljhooker.com.au/855GQR)

**Contact**  
**Scott Phillips**  
0419 290 030  
[sphillips.eastgosford@ljhooker.com.au](mailto:sphillips.eastgosford@ljhooker.com.au)

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

For more information contact Scott Phillips, 0419 290 030.

Council Rates: \$1,169.60pa approx.

Water Rates: \$1,069.24pa approx. + usage

Strata Levies: \$997.45pq approx.

## More About this Property

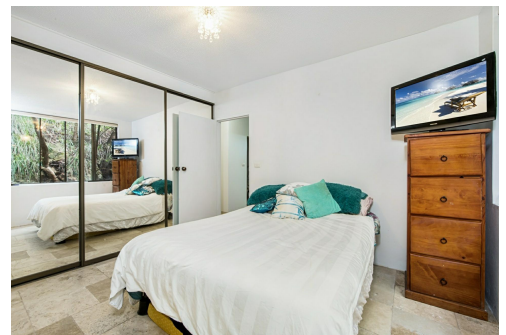
|                      |                                                          |
|----------------------|----------------------------------------------------------|
| <b>Property ID</b>   | 855GQR                                                   |
| <b>Property Type</b> | Unit                                                     |
| <b>Including</b>     | Close to Schools<br>Close to Shops<br>Close to Transport |

**Scott Phillips 0419 290 030**

Licensed Real Estate Agent | [sphillips.eastgosford@ljhooker.com.au](mailto:sphillips.eastgosford@ljhooker.com.au)

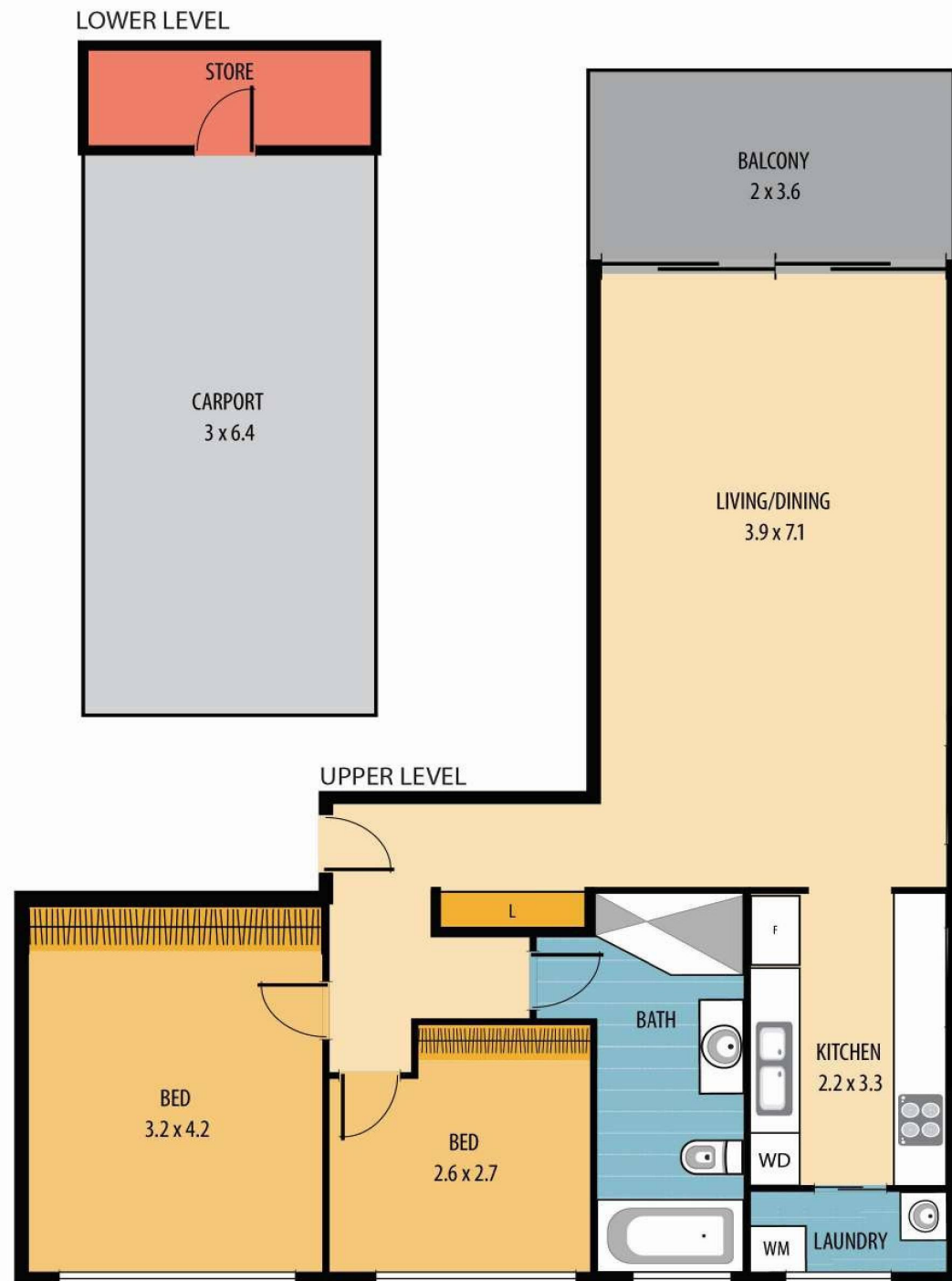
**LJ Hooker East Gosford (02) 4322 5522**

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35/62 Beane Street, Gosford



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