



## Gosford, 403/277 Mann Street

### Modern Apartment in an Ultra Convenient Location

Occupying an elevated position on the fringe of Gosford CBD, awaits this well presented apartment.

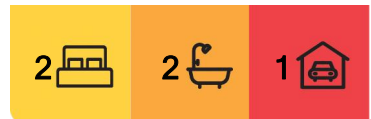
Set in a secure complex the home will appeal to first home buyers, commuters, investors and those looking to downsize.

Offering a light filled floor plan, the property features:

- \* Combined lounge and dining with reverse cycle air conditioning
- \* Quality kitchen with gas cooktop, dishwasher and island bench
- \* Master bedroom with double built ins, ensuite, air conditioning and direct access to the balcony
- \* Additional bedroom with double built ins
- \* Main bathroom, with large walk in shower



**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/85KGQR](http://ljhooker.com.au/85KGQR)

**Contact**  
**Simon Hayes**  
0423 703 062  
[shayes.eastgosford@ljhooker.com.au](mailto:shayes.eastgosford@ljhooker.com.au)

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

- \* European style laundry, lift access and intercom system
- \* Covered, outdoor balcony
- \* Single, undercover car space with storage

Make the most of its convenient location with Gosford Hospital, shopping centres, local restaurants, clubs, cafes, bike paths, parks, Gosford Stadium, Gosford Racecourse and much more, all easily accessible.

Ideal for commuters as its directly opposite Gosford train station and public bus services and within close proximity to the M1 motorway.

Call Simon Hayes today to line up an inspection 0423 703 062.

Council Rates: \$1,170.72pa approx.

Water Rates: \$1,062.99pa approx. + usage

Strata Levies: \$1,574pq approx.

## More About this Property

<b>Property ID</b>	85KGQR
<b>Property Type</b>	Unit
<b>Including</b>	Close to Schools Close to Shops Close to Transport

### Simon Hayes 0423 703 062

Licensed Real Estate Agent | shayes.eastgosford@ljhooker.com.au

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

Suite 5 & 6 Victoria Court, 36-40 Victoria Street, EAST GOSFORD NSW 2250  
eastgosford.ljhooker.com.au | eastgosford@ljhooker.com.au



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

**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.



0 1 2 3 4 5 METRES

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 : 93m<sup>2</sup>

EXT : 21m<sup>2</sup> NOT TO SCALE

403/277 Mann Street, Gosford