



7 Gilda Drive, Narara

Two Houses - One Title - Flexible Living

When an opportunity like this is presented featuring two fully equipped dwellings on the same block returning a combined rental return of \$1,230 per week, you will be hard pressed to find a better investment opportunity.

The flexible floor plan is perfect for an investor looking for dual income property, the extended family or those looking for a home with a separate income.

Main Dwelling Features:

- Open plan living, comprising of lounge, dining and kitchen with reverse cycle air conditioning
- Well equipped kitchen with new quality appliances, gas cooking and dishwasher
- Three bedrooms all with built in robes & ceiling fans
- Main bathroom with bath tub and separate toilet
- Carpeted bedrooms, timber floorboards to all living areas
- Internal laundry with storage
- Covered, timber deck with level grass area and garden shed

Second Dwelling Features:

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.

5 2 2

FOR SALE

Pre-Auction Guide \$1,200,000

VIEW

Sat 2nd May @ 12:00PM - 12:30PM

AGENTS

Nicholas Cusick

0419 436 679

ncusick.gosford@ljhooker.com.au

AGENCY

LJ Hooker East Gosford

(02) 4322 5522



- Combined living and kitchen area with reverse cycle air conditioning
- Well equipped kitchen with quality appliances, electric cooking and dishwasher
- Two bedrooms all with built in robes and ceiling fans
- Main bathroom and separate European style laundry with linen press
- Carpeted bedrooms, timber floorboards to the living area
- Covered, patio and garden shed

The properties share a driveway and consist of a single carport per residence.

Positioned for ultimate convenience, this property is a walk to the local Narara train station and bus stop. Also being a short drive to a mixture of great schools, Wyoming shopping village, medical facilities, parkland, Gosford CBD and waterfront. Those needing to commute will appreciate the close proximity to the M1 Motorway with easy access to Sydney and Newcastle.

For more information contact Nicholas Cusick, 0419 436 679.

- Agent declares interest.

Council Rates: \$2,298.09pa approx.

Water Rates: \$2,195.74pa approx. + usage

MORE DETAILS

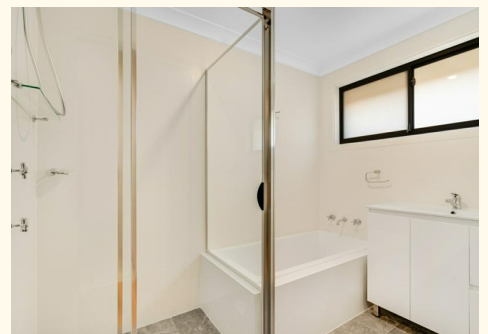
Property ID	89DGQR
Property Type	House
Land Area	556 m2
Including	Air Conditioning Dishwasher Built-in-Robes Close to Schools Close to Shops Close to Transport Entertaining deck Fenced Yard Granny flat

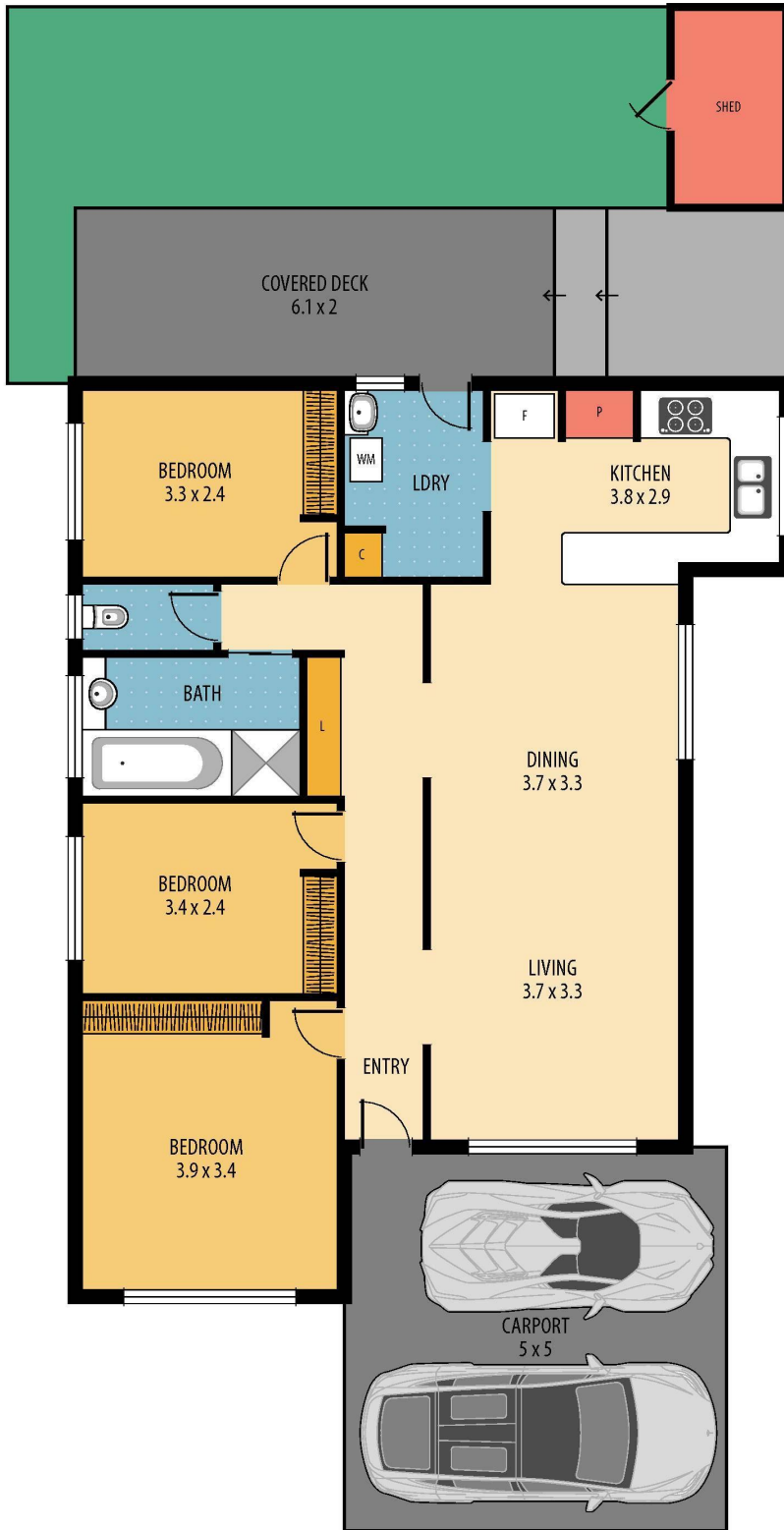
Nicholas Cusick 0419 436 679

Company Principal - Licensee in Charge |
ncusick.gosford@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





SITE PLAN
(not to scale)

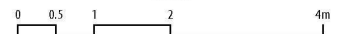


GILDA DR



N

SCALE



7 GILDA DR, NARARA



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.



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.

