



North Gosford, 17 Range Road

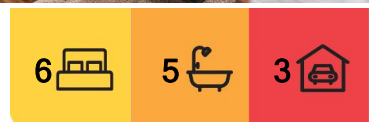
A unique investment opportunity not to be missed

If you're in the market for an investment property that pays for itself or a versatile home that caters to multi-generational living, this unique setup is ideal. Three completely self-contained 2-bedroom dwellings comprise this 729 sqm block in North Gosford, that can generate a combined rental income of \$1650 pw.

Each of the three dwellings are north-facing and well-appointed with 2-bedrooms, full kitchens, ensuite bathrooms, built-in robes, internal laundries and ample living and storage space.

Conveniently located just minutes from Gosford's CBD and all local amenities, you'll find Gosford Hospital, Gosford Train Station, schools, shops and restaurants, all within a 2km radius.

- Large 729sqm block with three 2-bedroom dwellings
- Main residence offers the flexibility to be utilised as a 4-bedroom, 3-bathroom home or



For Sale
\$1,000,000

View
ljhooker.com.au/1GU8GC1

Contact
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LJ Hooker Terrigal
(02) 4385 8444

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.

two separate self-contained 2-bedroom units

- Each dwelling has its own kitchen, bathroom, living area and laundry
- Private driveway with security gate. Main residence, middle residence and rear unit have off-street parking
- Walking distance to Gosford Hospital, schools, shops and public transport. 10 minutes to the M1 Motorway, and less than 20 minutes to Terrigal Beach
- Potential to earn a combined rental income of \$1650 pw for all three residences
- Water Rates \$1146.75 PA
- Council Rates \$2509.34 PA

More About this Property

Property ID	1GU8GC1
Property Type	House
Land Area	729 m2
Including	Ensuite Study Air Conditioning Toilets (5) Dishwasher Built-in-Robes Close to Schools Close to Shops Close to Transport Family room Heating Internal Laundry

Charles Betar 0414 017 047

Sales Specialist - LREA | charles.betar@ljhooker.com.au

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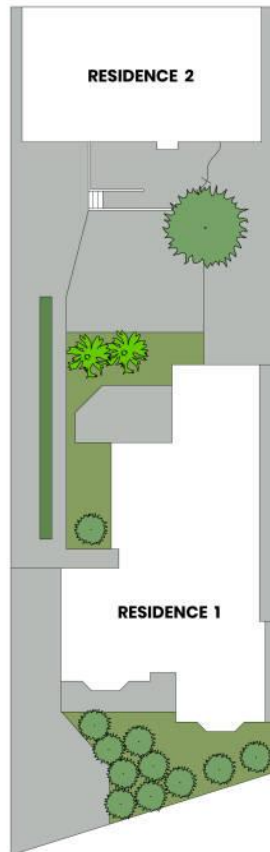
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Scale in meter. Indicative only. Measurement and dimensions are approximate.
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APPROX. INT : 253m²



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