



24 Mooramba Avenue, North Gosford

Renovate & Add Value!




Positioned in a quiet, friendly neighbourhood this home has been offered for sale for the first time in over 50 years.

Sitting on a level, sun drenched 1,429sqm block, the property offers the astute buyer creative flexibility to renovate and add value with minor improvements.

Creating an immediate impression of opportunity, the property features:

- Spacious living zones comprising of lounge, kitchen, dining and family room
- Original kitchen with electric appliances
- Three bedrooms, main with built in robes
- Bathroom with separate toilet and linen press
- Reverse cycle air conditioning, fireplace, ceiling fans, timber floors
- Lock up garage, laundry room, 2 x separate garden sheds
- Covered timber deck, overlooking the in ground pool and backyard
- Additional Granny flat potential with separate access (STCA)

Investment opportunity to renovate or revamp - Once renovations have been completed an achievable rental return for this property is \$600 - \$650 per week.

3  1  1 

FOR SALE

SOLD! Under the Hammer at Auction

AGENTS

Simon Hayes

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AGENCY

LJ Hooker East Gosford

(02) 4322 5522

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.

 LJ Hooker

Located for ultimate convenience, this property is close to the Gosford CBD, North Gosford private hospital, local train station and bus stop. Also being a short drive to a mixture of great schools, Wyoming shopping village, parks, 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 Simon Hayes, 0423 703 062.

Council Rates: \$1,738pa approx.

Water Rates: \$1,047.41pa approx. + usage

MORE DETAILS

Property ID	86AGQR
Property Type	House
Land Area	1429 m2

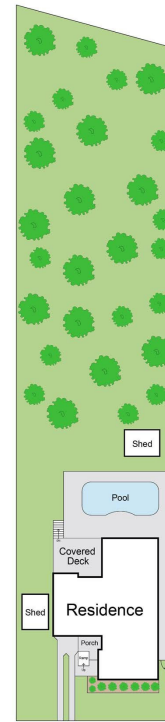
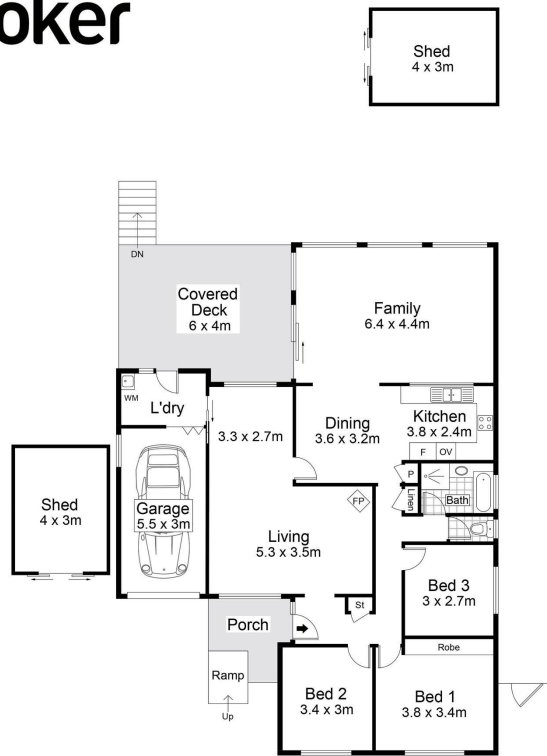
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Site Plan

0 1 2 3 4 5 6 7 8 9 10 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 : 141m²
EXT : 32m² NOT TO SCALE



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