








44 Orinda Avenue, North Gosford

# Ideal Family Residence with Perfect Aspect

Enjoying a sweeping, north easterly view from its elevated position, this generously proportioned home is perfect for the family.

The cleverly designed, split level floorplan provides loads of space and features:

- Light filled living room, flowing seamlessly to the outdoor timber deck
- Spacious dining and kitchen area with reverse cycle air conditioning
- Well equipped kitchen with electric appliances, breakfast bar, large pantry and ample cupboard space
- 3 bedrooms all with built ins and ceiling fans
- Master suite positioned downstairs with ensuite, built in robe and access to the private patio
- Family bathroom with bathtub, separate laundry room and linen press
- Freshly painted throughout and new carpet in the bedrooms
- Double, lock up garage with storage
- Bush outlook with 180 degrees of district views
- Outdoor paved area with side access and low maintenance gardens

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.

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**FOR SALE**
Contact Agent

**AGENTS**
Nicholas Cusick
0419 436 679
ncusick.gosford@ljhooker.com.au

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

LJ Hooker

Conveniently positioned in a sought after street, the property is just minutes to Gosford CBD and train station, local hospitals, private and public schools, shopping centres, parklands and public bus services.

For more information contact Nicholas Cusick, 0419 436 679.

Council Rates: $1,566.40pa approx.
Water Rates: $1,171.98pa approx. + usage

## MORE DETAILS

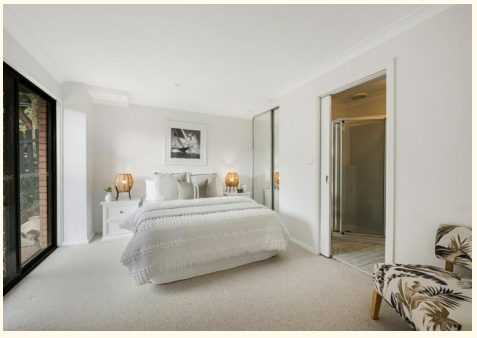
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|---|---|
| Property ID | 88RGQR |
| Property Type | House |
| Land Area | 778.4 m2 |
| Including | Air Conditioning |
| | Built-in-Robes |
| | Breakfast bar |
| | Ceiling Fans |
| | Close to Schools |
| | Close to Shops |
| | Close to Transport |







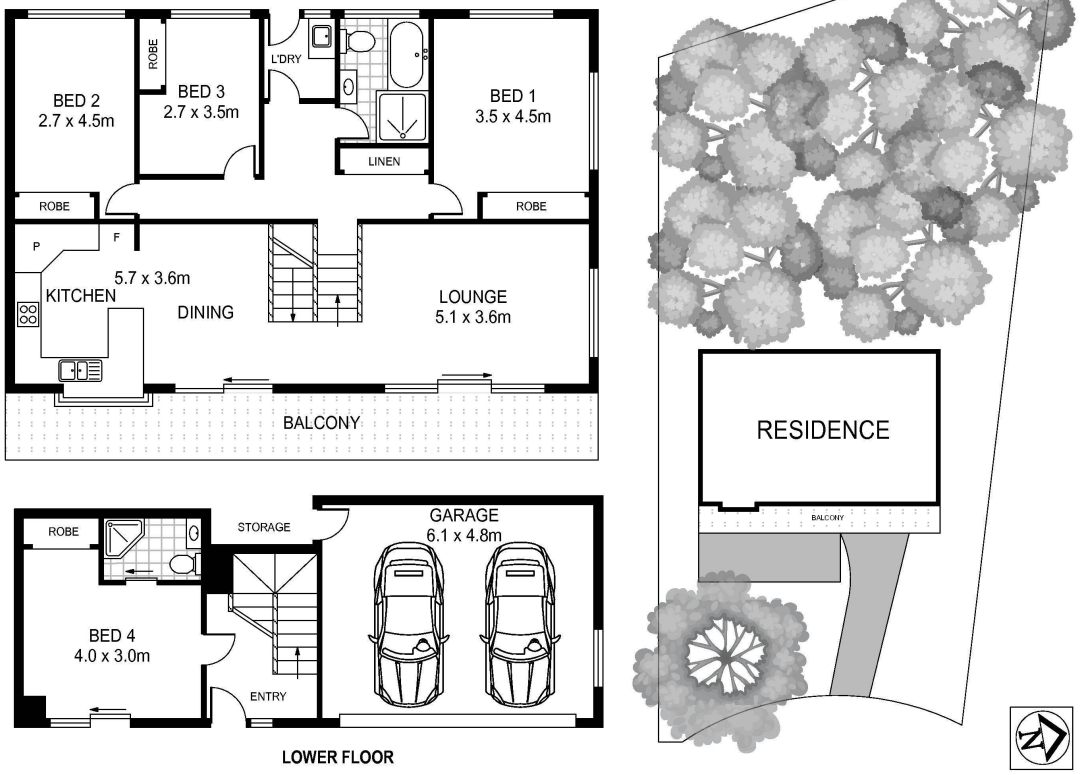




**Nicholas Cusick 0419 436 679**
Company Principal - Licensee in Charge |
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INT : 138m²
GARAGE : 30m²

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