



60 Bradys Gully Road, North Gosford

First Time Offered - Approved Dual Occupancy

When an opportunity like this is presented featuring two fully equipped dwellings on the same block, 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.

Both residences are identical and feature:

- Spacious lounge room
- Combined kitchen and dining area
- Well equipped kitchen with electric cooker
- Three bedrooms all with built in robes
- Renovated bathroom with bathtub and separate toilet
- Laundry room and linen press
- Fully fenced backyard

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

With both properties tenanted the estimated rental return is \$900 per

6 2 2

FOR SALE
SOLD! Under the Hammer

AGENTS

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

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.



week.

The prime location is a short distance to Gosford CBD, train station, local cafes, restaurants, Waterfront, popular local parks and quick access to the M1 motorway, ideal for those commuting to Sydney or Newcastle.

Call Nicholas on 0419 436 679 to arrange your inspection!

Council Rates: \$2,118.40pa approx.

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

MORE DETAILS

| | |
|---------------|--------------------|
| Property ID | 85QGQR |
| Property Type | House |
| Land Area | 604 m2 |
| Including | Close to Schools |
| | Close to Shops |
| | Close to Transport |

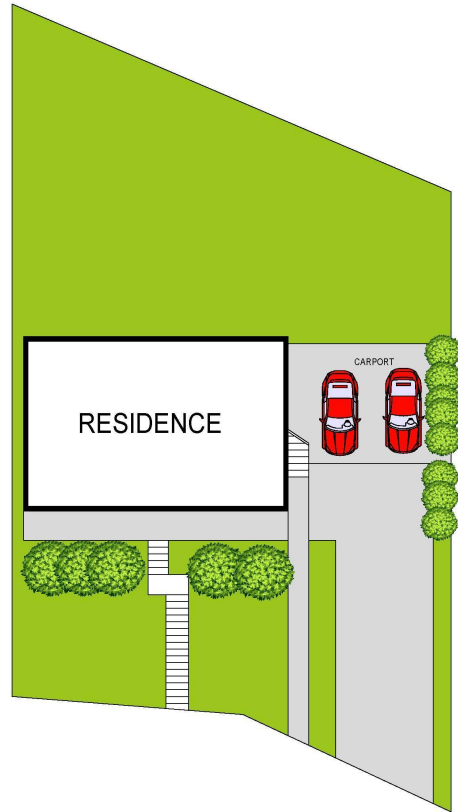
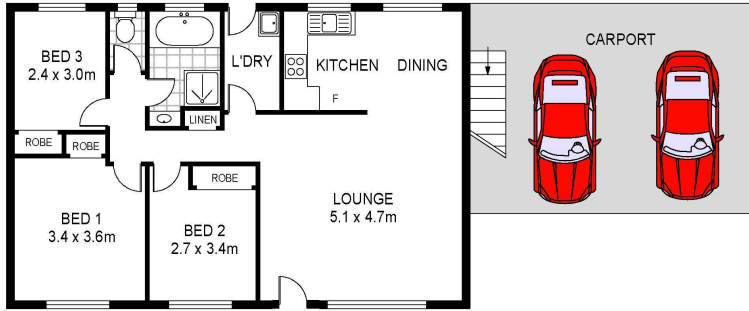
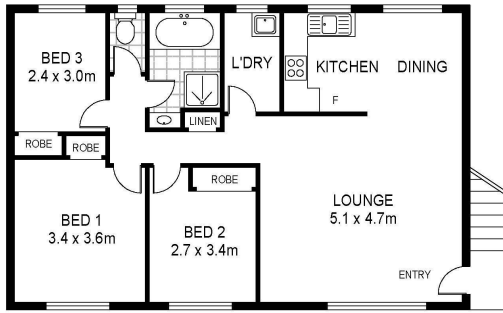
Nicholas Cusick 0419 436 679

Company Principal - Licensee in Charge |
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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.



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