



206/8 Duke Street, Point Frederick




## Elevated Living with Water Views in the Heart of Point Frederick

Positioned within a tightly held waterfront enclave, this sophisticated three-bedroom apartment delivers an exceptional lifestyle defined by space, natural light and unbeatable convenience. Set just moments from the Gosford waterfront, cafés, transport and the CBD, it presents an outstanding opportunity for downsizers, professionals or astute investors seeking low-maintenance coastal living without compromise.

Bathed in natural light, the home showcases an expansive open-plan design enhanced by floor-to-ceiling glass and an elevated east-facing corner position. Living and dining zones flow seamlessly to an oversized, covered wrap-around balcony, creating a superb indoor—outdoor connection ideal for entertaining or quiet moments taking in the water and hinterland outlooks.

The designer gas kitchen is both practical and elegant, featuring stone benchtops, quality appliances, generous storage and ample bench space - perfectly suited to everyday living and hosting alike.

Accommodation is generous and thoughtfully designed. The master

3  2  2 

**FOR SALE**  
Contact Agent

**VIEW**  
Sat 4th Jul @ 10:00AM - 10:30AM

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 **LJ Hooker**

suite offers a private retreat with built-in wardrobes, balcony access and a luxurious ensuite complete with a bathtub. Two additional bedrooms are well proportioned, each with built-in robes and access to private balconies, serviced by a stylish main bathroom and a large internal European laundry.

Set within a secure, well-maintained complex with lift access, intercom entry and secure parking, the apartment offers peace of mind alongside lifestyle convenience. Enjoy leisurely waterfront walks, cycling paths, the Sailing Club, stadium, cafés and restaurants all within walking distance, with Gosford Train Station, hospitals, shopping, schools, beaches and the M1 freeway just minutes away - making commuting to Sydney effortless.

Whether you're seeking a refined lifestyle upgrade or a quality investment in a proven blue-chip location, this is an opportunity not to be missed

Key details:

- East facing corner position apartment in an elevated position.
- Three spacious bedrooms, ensuite to main with bath tub and built-ins to all.
- Two bathrooms, and a large internal European laundry.
- Designer gas kitchen with quality appliances and ample storage and bench space.
- Expansive open plan living and dining filled with natural light with access to the balcony.
- Oversized balcony ideal for entertaining with bedroom one and two having private balconies.
- Ducted, multi-zoned air conditioning and floor-to-ceiling windows throughout.
- Two secure spaces plus storage cage.
- " Generous 162m<sup>2</sup> of living space including the balcony, complemented by 28m<sup>2</sup> of garage and storage —a total of 190m<sup>2</sup> on title.
- Moments to the waterfront, bus, Gosford CBD, stadium, sailing club and schools.
- Short drive to train station, freeway, hospitals, shops, dining and beaches.

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## MORE DETAILS

Property ID 1HPVGC1  
Property Type Apartment  
House Size 190 m2  
Including Ensuite  
Air Conditioning  
Toilets (2)  
Intercom  
Dishwasher  
Built-in-Robes  
Car Parking - Basement  
Close to Schools  
Close to Shops  
Close to Transport  
Garage  
Gas

### Michael Ahearn 0466 464 240

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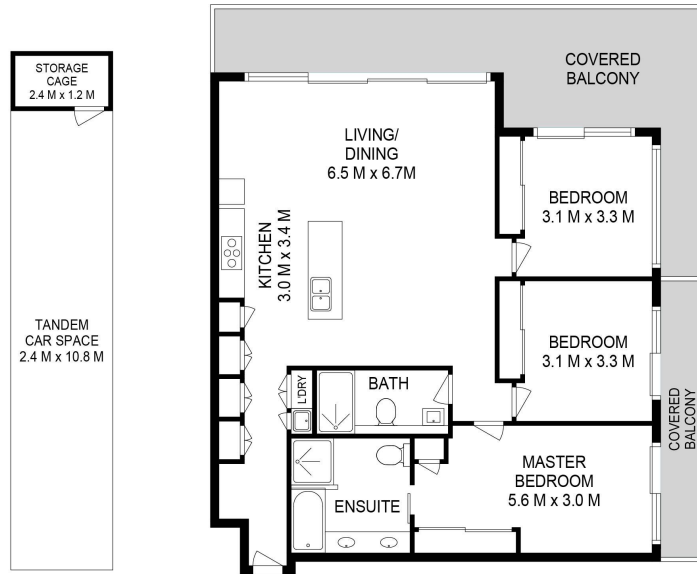
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