



Springfield, 99 Wells Street

Older Style Stacked with Lifestyle Advantages

With loads of happy memories, it is time to farewell this much loved family home after 50 years and welcome its new owners.

Positioned in a popular location just meters from parkland and sporting fields, this entry level home will appeal to first home buyers, tradies, investors or those looking to renovate and add value.

The charismatic family residence is positioned on a level, 980sqm sun drenched block and features:

- * Three bedrooms and separate study
- * Formal lounge, sunroom, combined kitchen and dining area
- * Air conditioning, ceiling fans, linen press
- * Bathroom and laundry



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.

SOLD

3

1

1

For Sale
Auction

View
ljhooker.com.au/2AMMF62

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

LJ Hooker Gosford
(02) 4324 1234

* Single carport, level backyard and garden shed

For ultimate convenience the property is close to East Gosford shopping village, Erina Fair, public and private schools, transport and only a short drive to Gosford waterfront.

Call Nicholas Cusick today for more information.

Council Rates: \$1,467.50pa approx.

Water Rates: \$865.28pa approx. + usage

More About this Property

Property ID	2AMMF62
Property Type	House
Land Area	980 m ²
Including	Close to Schools Close to Shops Close to Transport

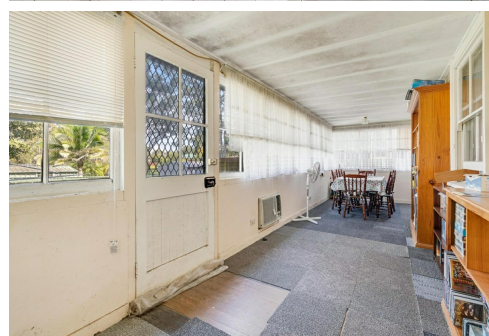
Nicholas Cusick 0419 436 679

Company Principal/Licensee In Charge | ncusick.gosford@ljhooker.com.au

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137 Mann Street, GOSFORD NSW 2250

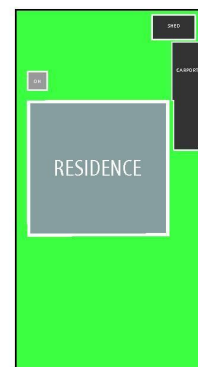
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SITE PLAN
(not to scale)



WELLS ST



99 WELLS ST, SPRINGFIELD



Disclaimer: This information has been provided to us from the vendor and or their conveyancer or solicitor, no guarantee is given in respect of its accuracy. Any person viewing this information should make their own inquiries and only rely on those inquiries.

SCALE
0 0.5 1 2 4m



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