

**106/148A Albany Street, Point Frederick, NSW 2250** 

## **Studio For Sale**

Thursday, 26 October 2023

106/148A Albany Street, Point Frederick, NSW 2250

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Studio**



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## For Sale - Contact Agent

A PRIME INVESTMENT, IDEAL STARTER HOME, OR WEEKEND RETREAT Discover a stylish downsizing opportunity at The Albany Complex. Nestled at the heart of the coveted Point Frederick precinct, and just a short stroll away from transportation, the charming East Gosford village, and the picturesque Brisbane Water promenade, this modern studio apartment with a balcony has been thoughtfully designed to optimize both space and functionality. Key Features:

- Open-Concept Living with a Tranquil Balcony - Enjoy the spacious, open-plan living area that seamlessly extends to a screened balcony, where you can unwind and soak in the surroundings.
- High-Quality Finishes - The apartment boasts top-notch finishes, including elegant timber flooring, and it offers year-round comfort with ducted air conditioning.
- Efficient Kitchenette - The functional kitchenette is equipped with premium Miele appliances and ample storage, making it a breeze to whip up your culinary creations.
- Sophisticated Bathroom and European-Style Laundry - Freshen up in style with the modern bathroom and convenient European-style laundry facilities.
- Secure and Quality Living - The complex offers a secure environment with intercom access and an elevator, ensuring peace of mind.
- Low-Maintenance Living - Say goodbye to the hassle of constant upkeep; this apartment offers effortless, low-maintenance living.
- Excellent Investment Opportunity - This property offers amazing value and exceptional growth in the future.
- Expect a potential rental income of \$350 - \$370 per week, making it a sound investment choice.
- Pet-friendly policy, this complex is very accommodating.
- Prime Location - Situated just steps away from Gosford Pool, Sailing Club, and Central Coast Leagues Club, and minutes away from Gosford Train Station and the convenient M1 Motorway access. This modern studio apartment offers an unbeatable lifestyle in a prime location.

Whether you're seeking an investment opportunity, your first home, or a weekend retreat, this property checks all the boxes. Don't miss out on this exceptional living experience at The Albany Complex. Call Francois Duverge now on 0487 342 467 to arrange your private inspection. Council rates: \$1,110.62 per annum. Water rates: \$696.60 per annum. Strata levies: \$711 per quarter. Size: 47 sqm Age: 6 years If you are currently not in a position to purchase a property and need to sell first, I would be more than happy to provide you with a confidential market appraisal for your property. Please call me on (02) 43 444 666 or 0487 342 467 to schedule a chat. To view all the homes we have for sale, please visit [www.randwuminabeach.com.au](http://www.randwuminabeach.com.au) Disclaimer: Richardson & Wrench Umina Beach have obtained all information herein from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.