

**1306/25 Mann Street, Gosford, NSW 2250**



**Apartment For Sale**

Wednesday, 27 December 2023

1306/25 Mann Street, Gosford, NSW 2250

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 158 m2**

**Type: Apartment**



David Roy  
0433127820



Pablo Gutierrez  
0408028028

**\$990,000 - \$1,060,000**

At 158 square meters internally, this apartment is more akin to a home. Rising over the surrounding buildings, the view aspect offers the observer an uninterrupted panorama encompassing Gosford foreshore, Point Frederick, Brisbane waters, Lion Island and beyond. The luxury of space is accentuated with features befitting a property of such opulence. Ducted, multi-zone reverse cycle air conditioning and double glazed windows keep the space comfortable and quiet, year round. Internally, the floor plan perfectly balances efficiency and elegance by keeping hallways to a minimum and adopting a classic, modern style. But the pride of this home really is the joy of discovery it offers, which can only be truly appreciated when you inspect. No doubt that this property will offer many wow's from your guests. An additional 41 square meters of outdoor terrace means you can entertain en-mass without having to worry about elbow room and leaves you the possibility of setting up two or even three outdoor settings plus allow plenty of space for your BBQ. As expected, extra large bedrooms are on offer at this apartment with some of the most astounding water views from the master! The kitchen follows the is a classic design and is adorned with high quality Smeg appliances including integrated dish washer, 900mm oven, cook-top and range hood, while the bench-tops are 60mm stone complimented by stone splash-back, as well as a double wine cooler creating the perfect place to cater for visiting friends and family! Rental potential: \$800 p/week Strata Fees \$4,098 per quarter Do not delay - this apartment is sure to sell fast! Book your appointment now. LOOKING TO BUY BUT NEED TO SELL FIRST? There are many options available to make this transition possible. The team at Domain Property Group are here to assist and make this transition as simple and stress free as possible. Contact us to find out more. Disclaimer: Domain Property Group 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.