

**2/16-18 Waratah Street, East Gosford, NSW 2250**

**LJ Hooker**

**Villa For Sale**

Thursday, 14 March 2024

2/16-18 Waratah Street, East Gosford, NSW 2250

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Villa**



Simon Hayes  
0423703062

## For Sale - Contact Agent

This charming villa provides an easy care lifestyle and has been offered for sale for the first time. It is perfectly located in the chic suburb of East Gosford, known for its friendly, boutique vibe and cafe culture. Offering the best in low maintenance living, this well presented property will appeal to retirees, first home buyers, downsizers or investors. This property is positioned at the front of a small complex of 6 and consists of: \* Spacious, lounge and dining room with reverse cycle air conditioning \* Quality kitchen with electric appliances, dishwasher, and plenty of cupboard space \* Three bedrooms all with built ins, main with ensuite \* Main bathroom with bath and separate laundry \* Outdoor, entertaining patio and fully fenced yard with lush gardens \* Single, lock up garage with internal access \* Potential rental return of \$600 per week The home is centrally located & is only minutes from the East Gosford shopping strip. Also close by is Hylton Moore parklands, Brisbane Water & Gosford Sailing Club, Caroline Bay Arts Centre, Friendship walk and local schools. Erina Fair, Gosford CBD & train station are a short drive away ensuring commuters can have the best of both worlds. Call Simon Hayes today to arrange an inspection, 0423 703 062. Strata Levies: \$660pq approx. Council Rates: \$1,060.40pa approx. Water Rates: \$696.60pa approx. + usage