

**2/39 Brougham Street, East Gosford, NSW 2250**

**ONE AGENCY**  
NEIL & HELENA MANI

**Villa For Sale**

Thursday, 16 May 2024

2/39 Brougham Street, East Gosford, NSW 2250

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**



Neil & Helena Mani

**\$680,000 - \$700,000**

This beautifully presented single level villa offers a comfortable and convenient lifestyle. Presenting open plan light filled living, two spacious bedrooms, single garage with internal access and a north facing, private courtyard. Enjoy the ease of living with everything you need only a short walk away, plus the added benefit of public transport to Gosford and Erina Fair just up the road. Ideally suited to anyone looking to downsize without compromise, invest in East Gosford or just make a great start on the property ladder. The home comprises of:

- Small, well-maintained complex of 4
- Low Strata
- 2 bedrooms with built in robes and fans
- Bathroom with separate toilet
- Open plan living & dining
- Great size kitchen with pantry
- Split System air conditioning & ceiling fan in the living area
- Large and private north facing courtyard with established gardens
- Single garage with internal access
- Internal Laundry

Located in a highly sought-after area and with the best of the Central Coast lifestyle all within easy reach - this is a sensational property that will move fast! Call Neil & Helena Mani today to find out more, 0499 081 975. Notice: Whilst all care is taken by N & H Mani Pty Ltd ACN: 129 654 780 to provide correct information, this information is not tested for accuracy, currency, or completeness, and N & H Mani Pty Ltd makes no warranty or guarantee, whether express or implied as to the accuracy, currency, or completeness of the information and/or any representations made to you. You agree and accept that all information and any representations provided by N & H Mani Pty Ltd shall be strictly construed to be of a general nature only and will not be relied upon by you as a substitute for your proper due diligence. You also accept and further agree that as an express condition of having access to, and use of this information and any representations made, you will make and only rely on your own enquiries and will seek and or obtain your own independent financial and legal advice. To the maximum extent permitted by law, N & H Mani Pty Ltd shall not be liable to you, or any other person for any direct, indirect, or consequential loss or damage of any kind whatsoever caused by the use of, or reliance upon, any information or representations contained herein. Bed: 2 Bath: 1 Car: 1 Agent: Neil & Helena Mani 0432 477 909