

**2/76 Wells Street, East Gosford, NSW 2250**

**House For Sale**

Friday, 3 May 2024

2/76 Wells Street, East Gosford, NSW 2250

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Neil & Helena Mani

**\$700,000 - \$770,000**

An incredibly convenient position, stylish modern living and the easy-care lifestyle that only a townhouse can offer - this fantastic property will hold massive appeal for an array of buyers. Privately positioned in a well-presented complex, this three-bedroom townhouse is centrally located in the heart of East Gosford. An inviting entry level offers spacious open plan living flowing onto the large, low maintenance private courtyard. The upper level is dedicated to three good-sized bedrooms - the main with ensuite and walk in robe and a generously appointed family bathroom. This is a quality package in a super convenient prime locale. Property features:

- Open plan living area leading to the outside entertaining area
- Well-appointed modern kitchen with dishwasher
- Private alfresco entertaining area encompassing a large, paved courtyard - fully fenced
- Main bedroom with walk in robe, ensuite and ceiling fan
- 2 additional bedrooms with built in robes
- Great sized main bathroom with separate shower and bath
- Split System Air Conditioning
- Internal laundry
- Extra toilet downstairs
- Single lock up garage with internal access
- Privately located at the back of the block

This property provides convenience and the ultimate Central Coast lifestyle in a sought-after area. Minutes to shops, schools, Brisbane Water foreshore and only a short drive to the M1 Freeway, this townhouse provides a solid first home, downsizer or a great investment opportunity. Definitely worth a look! 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: 3 Bath: 2 Car: 1 Agent: Neil & Helena Mani 0432 477 909