

# 204/148A Albany Street, Point Frederick, NSW 2250

## House For Sale

Wednesday, 12 June 2024

204/148A Albany Street, Point Frederick, NSW 2250

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



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## Contact Agent

Situated in "The Albany" complex, this two bedroom, two bathroom apartment offers a low maintenance modern lifestyle. With natural light filtering through the open plan living and dining space. This seamlessly flows onto the covered balcony space with a lovely Easterly aspect. Situated within walking distance to Gosford Waterfront, this apartment is the perfect gateway into the market for a first home buyer, downsizer or investment opportunity. Property features include; \* Albany complex completed in 2017 \* Master suite with Built in Wardrobes and Ensuite \* Modern Gas Kitchen with Stone benchtops \* Open plan living / dining flowing onto balcony \* Ducted Air Conditioning \* Floor to ceiling industrial windows \* 1 secure car space in secure complex with remote access \* Storage cage located behind car space \* Eastern aspect Location features include; \* 400m approx. to Gosford Sailing Club \* 400m approx. to St Edward's and St Joseph's Colleges \* 800m approx. to Gosford East Public School \* 1.2km approx. to Central Coast Leagues Club \* 1.7km approx. to Gosford Railway Station \* 7 mins approx. to Erina Fair Shopping Centre \* 10 mins approx. to M1 Motorway Exchange All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries. Figures and details are subject to change without further notice. Property internal size 78 sqm Rates approx. \$1,110.62 p.a Water approx. \$912.89 p.a Estimated Rental \$550 - \$600 p.w Strata Fees Approx \$1,468.28 p.q