

**25 Wells Street, East Gosford, NSW 2250**

**House For Sale**

Wednesday, 22 May 2024

25 Wells Street, East Gosford, NSW 2250

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Neil & Helena Mani

## Auction 23rd June

Situated on a sunny 575m<sup>2</sup> block, this property presents a great opportunity to own two investment properties or live in the character filled front house and lease the back granny flat (both currently tenanted). Featuring a four-bedroom, two bathroom house and a modern two bedroom granny flat, both with private decks. With easy access to East Gosford shopping precinct, transport and schools, its prime location and versatile features make it a compelling choice in the East Gosford area. The home comprises of: House: • Four bedrooms - all with ceiling fans and built in wardrobes (3) • Two bathrooms • Study • Internal laundry • Open plan living • Good size kitchen • Timber floors and high ceilings throughout • Covered entertaining deck • Off street parking • Storage Shed  
Granny Flat: • Modern design with two bedrooms, both with built-in wardrobes & ceiling fans • Spacious open plan living area featuring floorboards & ceiling fan • Well-appointed kitchen with large island bench • Stylish main bathroom • Internal laundry • Covered deck • Off street parking  
This property offers a blend of convenience, potential for investment returns, or a comfortable living environment suitable for a variety of buyers, including young families, investors, and retirees. 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. House: 4 bed / 2 bath / 1 car  
Granny Flat: 2 bed / 1 bath / 1 car  
Agent: Neil & Helena Mani 0432 477 909