

3/32 Boronia Street, East Gosford, NSW 2250

Villa For Sale

Friday, 17 May 2024

3/32 Boronia Street, East Gosford, NSW 2250

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 101 m2

Type: Villa



Walt Loveridge

0243844644

Contact Agent

Welcome to 3/32 Boronia Street, East Gosford. This immaculately presented, low maintenance 3 bedroom, single level villa is positioned at the rear of a boutique complex of 4. Boasting over 100sqm approx. of level backyard, this property is the perfect downsizer or first home for the young family. With only two owners since being built 27 years ago, opportunities like these do not come up often. Within walking distance to East Gosford's shopping village, location is key. Property Features Include; * Single Level Brick Villa built in 1997 * 3 bedrooms all with Built In Robes and Ceiling Fans * Bathroom with Separate Toilet and Bathtub * Split System Air Conditioning System * Separate Laundry with external access * Positioned at the rear of the complex * Oversized Single Lock Up Garage * Fully Fenced Backyard Location Features Include; * 600m approx. to East Gosford Shopping Village * 900m approx. to East Gosford Public School * 1.4km approx. to St Edward's and St Joseph's Colleges * 4 mins approx. to Gosford CBD * 6 mins approx. to Erina Fair Shopping Centre * 7 mins approx. to Gosford Public Hospital * 14 mins approx. to M1 Motorway Exchange Kariong

DISCLAIMER: Dimensions are approximate. 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. For Private Inspections, please contact Walt Loveridge on 0422 041 375

Property Size approx: 215 sqm Council Rates approx: 1,110.62 pa Water Rates approx: 912.89 pa Strata Rates approx: 850.00 p.q Rental approx: \$530 - \$580 pw