

**4/166 Albany Street, Point Frederick, NSW 2250**

**Raine&Horne®**

**Villa For Sale**

Friday, 3 May 2024

4/166 Albany Street, Point Frederick, NSW 2250

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**



Kristian Bingham  
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## For Sale

Nestled in a sought after cul-de-sac in Point Frederick, just a stone's throw from the picturesque Gosford waterfront, this charming and contemporary brick and tile villa offers a convenient lifestyle and the ultimate in villa living. Features include:

- Two generously sized bedrooms each adorned with built-in robes for added convenience.
- Fully renovated bathroom, featuring a walk-in shower and bathtub, creating a spa-like retreat within your own home.
- Modern updated kitchen, complete with ample storage, a corner pantry, and a dishwasher.
- A seamless open plan living area, enhanced by air conditioning for year-round comfort and relaxation.
- Internal laundry
- Entertain family and friends in style in the outdoor undercover entertaining area.
- Single lock-up garage, providing secure storage for your vehicle and additional belongings.

Strata Fees: \$809.90 Per Quarter  
Council Rates: \$1,110.62 Per Annum  
Water Rates: \$912.89 Per Annum

Don't miss this opportunity to secure your slice of coastal paradise in the heart of Point Frederick. Contact us today to arrange your private inspection and make this stunning villa your new home!

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