

**4/3 York Street, Point Frederick, NSW 2250**

**Raine&Horne®**

**Townhouse For Sale**

Saturday, 13 April 2024

4/3 York Street, Point Frederick, NSW 2250

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Townhouse**



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## Contact Agent

This three-bedroom townhouse is perfectly positioned in the heart of Gosford with the cafes and restaurants on the waterfront just a stone's throw away. The needs of a young, professional family are more than catered for with transport, shopping and schools, parks, sporting and lifestyle all at the forefront in this great location. The ground floor boasts three bedrooms, the bathroom, laundry, and a good-sized lock-up garage. Two of the bedrooms have built-in robes. The bathroom has a shower, a bath and a separate toilet. A sizable court yard will be perfect for afternoon drinks, it is private and sunny. Upstairs, the lounge and dining feature raked ceilings and exposed beams. This huge space opens to a sun room with water glimpses. There is a powder room on this level for convenience. The functional kitchen includes an electric cooktop, a dishwasher, abundant storage space, and a walk-in pantry. In addition to the lock up garage there is a second parking space right by the front door. 'Maroo' is a generous town house in a block of only 5. It is the perfect gem in one of the Central Coast's most prestigious suburbs and will not last. Please contact Sarah King - 0450 781 611 for more details Rental appraisal amount: \$500pw - \$550pw Council Rates: \$1,182.22 pa Water Rates: \$912.89 pa Strata: \$1,035.85 per quarter Aspect: Easterly Disclaimer: This website has been prepared for marketing purposes only and may be subject to change without notice. The information and illustrations contained in this website are indicative only and is not to be construed as advice, a recommendation or an offer for the sale or rent of property. Every care has been taken to verify the accuracy of the information contained in this document, but no warranty (either express or implied) is given by Raine & Horne or its agent, as to the accuracy of the contents. Prospective purchasers and/or tenants should conduct their own investigations into all matters relating to the proposed purchase and/or lease of the property.