

**4/45 Frederick Street, East Gosford, NSW 2250**

**ONE AGENCY**  
NEIL & HELENA MANI

**Sold Townhouse**

Friday, 1 March 2024

4/45 Frederick Street, East Gosford, NSW 2250

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Neil & Helena Mani

**\$775,000**

Privately positioned at the back of a small complex of four, this light-filled townhouse is centrally located in the heart of East Gosford. The home has a great layout with an open plan lounge and dining area leading onto a large low maintenance courtyard. Upstairs accommodation comprises of three bedrooms with built-ins, and a generously appointed family bathroom with bath. Property features: • Large well-appointed modern kitchen, including a dishwasher • 3 good sized bedrooms with built in robes and ceiling fans • Internal laundry • Extra toilet downstairs • Large, grassed courtyard • Single lock up garage with internal access • Privately located at the end of the block This property provides convenience and the ultimate Central Coast lifestyle in a sought-after area. Minutes to shops, schools, Brisbane Water foreshore and only a short drive to the M1 Freeway, this townhouse provides a solid first home, downsizer or a great investment opportunity. Definitely worth a look! 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. Bed: 3 Bath: 1 Car: 1 Agent: Neil & Helena Mani 0499 081 975