

**444/80 John Whiteway Drive, Gosford, NSW 2250**

**Professionals**

**Apartment For Sale**

Thursday, 30 May 2024

444/80 John Whiteway Drive, Gosford, NSW 2250

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 97 m2**

**Type: Apartment**



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## NEW TO MARKET

Privately situated in the sought-after Sanctuary Complex, this spacious, light-filled three bedroom apartment enjoys a serene outlook over Rumbalara Reserve and is five minutes from Gosford's CBD, restaurants, stunning waterfront, and train station! The modern kitchen has spacious bench tops, plentiful cupboards, dishwasher and a stainless steel electric oven with a gas cooktop. The delightful open plan living and dining area opens onto a large, covered outdoor entertaining balcony. The spacious master bedroom has a walk-in-robe, ensuite with bath, enjoys a tranquil bush view and opens onto the covered balcony. Bedrooms two and three offer built in robes and direct balcony access. The main bathroom features a shower and toilet, the property is air conditioned, has an internal laundry and is newly carpeted throughout. Further property features include:

- Under cover double security parking
- Established complex grounds and gardens
- Swimming pools
- Childrens play area
- Equipped gym.

Strata Fees - Approximately \$1,499 per quarter  
Council Rates - Approximately \$1,108 per annum  
Gosford is the regional center and business capital of the Central Coast. Home to many shops, cafes, restaurants, professional services within picturesque waterfront scenery. Gosford is growing rapidly, and this is your chance to buy into a young, vibrant and growing area. Gosford offers many job opportunities; presented by Gosford public & private hospitals, Australian Tax Office, NSW Department of Finance, Newcastle University, Gosford TAFE – and has a high commuter population. These factors make Gosford a fantastic option when looking to occupy or invest. This property offers a private sanctuary without compromise on comfort or convenience. Call Lilian on 0424-40-42 to arrange a private appointment. Whilst all care is taken by Rubicon Developments Pty Ltd (trading as Professionals Gosford) ABN: 33 617 125 970 to provide correct information, this information is not tested for accuracy, currency, or completeness, and Rubicon Developments Pty Ltd (trading as Professionals Gosford) makes no warranty or guarantee, whether expressed 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 Rubicon Developments Pty Ltd (trading as Professionals Gosford) 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, Rubicon Developments Pty Ltd (trading as Professionals Gosford) 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.