

**5/177 Gertrude Street, Gosford, NSW 2250**

**Raine&Horne®**

**Villa For Sale**

Tuesday, 28 November 2023

5/177 Gertrude Street, Gosford, NSW 2250

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**



Blake Dunn

**\$450,000**

**WHY YOU SHOULD BUY THIS HOME:** This quaint single level villa represents excellent value for money within this location and price category, and will work extremely well as an investment, first home or somewhere to kick your feet up before and after work. **FEATURES:-** Solid double brick construction- Considerate single-level floorplan- Spacious living/dining area- Neat and tidy kitchen- Two good-sized bedrooms - both with built in wardrobes- Single bathroom with shower over bath- Fantastic rear courtyard with covered sitting area and rear gate- Two off-street parking spaces (Only one on title)- Small boutique complex of 6 villas- 950m to Gosford Hospital, 600m to Train Station, Bus Stop on corner of Beane and Gertrude.**THE DETAILS:-** Council Rates: \$272.50p/Qtr- Strata Rates: \$650.00p/Qtr- Land/Unit Size: 124m2 Total- Current Rental: \$400.00p/week- Market Rental: \$420-\$450.00p/wk- Lease End: 16.05.2024- Aspect: North/South- Density: 6 Villas- Age: 43 Years - 1980 Approx. **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.