

**8/1 Creighton Lane, Point Frederick, NSW 2250**

**Professionals**

**Apartment For Sale**

Wednesday, 17 April 2024

8/1 Creighton Lane, Point Frederick, NSW 2250

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 118 m2**

**Type: Apartment**



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## NEW TO MARKET

This very spacious, exquisite, executive property is located in a quiet cul-de-sac of Blue-Chip Point Frederick and is within walking distance to the waterfront and Gosford CBD. The property is impressively well constructed, is in a secure building and has a sunny large wrap around balcony perfect for entertaining or peaceful enjoyment. Approaching the top floor apartment is a pleasure with an inviting foyer with stairs and a lift for access, all areas of the apartment are generously proportioned with a gross floor area of approximately 200 m<sup>2</sup> providing plenty of room for family and friends. All major amenities and services including Brisbane Waters waterfront, Gosford CBD, schools, hospital, train station, clubs and shopping centre are close by. The high quality apartment also includes the following features:

- Three generous bedrooms
- Spacious open plan lounge/ dining area
- Huge entertainers' balcony
- Lift access
- Separate large internal laundry
- Secure garage spaces
- Separate lockable storage room.

Strata – approximately \$1,670/qtr Council rates – approximately \$1,110/ annum This rarely available property offers a highly desirable, owner-occupier or investment opportunity. Call Lilian on 0424-40-42-40 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.