

**99 Wells Street, Springfield, NSW 2250**

**LJ Hooker**

**House For Sale**

Thursday, 25 April 2024

99 Wells Street, Springfield, NSW 2250

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 980 m2**

**Type: House**



Nicholas Cusick

0419436679

## **Auction**

With loads of happy memories, it is time to farewell this much loved family home after 50 years and welcome its new owners. Positioned in a popular location just meters from parkland and sporting fields, this entry level home will appeal to first home buyers, tradies, investors or those looking to renovate and add value. The charismatic family residence is positioned on a level, 980sqm sun drenched block and features: \* Three bedrooms and separate study \* Formal lounge, sunroom, combined kitchen and dining area \* Air conditioning, ceiling fans, linen press \* Bathroom and laundry \* Single carport, level backyard and garden shed For ultimate convenience the property is close to East Gosford shopping village, Erina Fair, public and private schools, transport and only a short drive to Gosford waterfront. Call Nicholas Cusick today for more information. Council Rates: \$1,467.50pa approx. Water Rates: \$865.28pa approx. + usage