

**31/39 Melbourne St, East Gosford, NSW, 2250**

**Raine&Horne®**

**Apartment For Sale**

Tuesday, 20 August 2024

31/39 Melbourne St, East Gosford, NSW, 2250

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**

## Opportunity Knocks!

This over sized, North-facing apartment in the heart of East Gosford is ready for someone to revitalise and love her. Flooded with natural light with windows on three sides, this apartment is on a vast scale, with three large bedrooms, the main with en-suite and a lovely sunny living room which opens out to a North-facing entertainer's balcony.

In need of some TLC, you may want to re-paint and re-carpet or pick your own flooring of choice, but look a little bit closer and you will see pure opportunity and potential with this top floor apartment, conveniently located in the absolute heart of East Gosford.

Features include:

- Lift access from parking level to apartment on the top floor
- Ducted air-condition throughout
- Single lock up garage inside security parking gate
- Tennis court
- Swimming pool
- Prime location in the heart of East Gosford

Strata Fees: \$1,590.55 per quarter

Council Rates: \$1110.62 per annum

Water and Sewerage: \$912.89 per annum Plus usage

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