

**43 George Street, East Gosford, NSW, 2250**



**House For Sale**

Monday, 5 August 2024

43 George Street, East Gosford, NSW, 2250

**Bedrooms: 3**

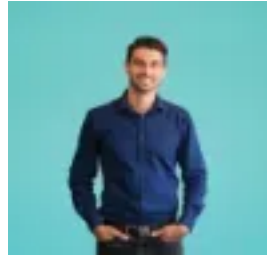
**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Liz Jenkins  
0243856423



James Keelan  
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## Superb Offering In Desired Location

Perfectly positioned in the sought-after suburb of East Gosford, this property at 43 George Street is more than meets the eye. Offering a superb, near-level 565 sqm north-facing allotment with a secured gate and light-filled living areas, this single-level home is a gem. The house showcases high ceilings, timber flooring, and a unique floor plan that presents an excellent opportunity for first home buyers or those who run their own business. It includes a detached garage and home office space with additional off-street parking.

Features include:

- Superb location within a highly desirable suburb, with an ideal north-facing aspect.
- Sunbathed 565sqm allotment, gated frontage, and superb off-street parking.
- Single-level floor plan with covered alfresco entertaining and outdoor blinds.
- Light-filled living room with high ceilings, ceiling fan, and ducted air conditioning.
- Central kitchen with ample storage, free-standing oven, and dedicated dining space.
- Two generous bedrooms in the main house, both with built-in robes and fans.
- Bathroom conveniently located near the bedrooms, with an internal laundry and additional toilet.
- Sunbathed sitting room, additional sunroom, and home office space.
- Detached studio space perfect for a teenage retreat or a home business.
- Single lock-up garage, single carport, and ample parking for a boat, caravan, or multiple vehicles.

Council Rates: \$1,613pa

Water Rates: \$1,146pa

Conveniently located a short stroll from East Gosford's boutique shopping, public transport, cafes, and restaurants, and only moments away from Gosford Waterfront, the sailing club, and a range of eateries. This property presents an excellent opportunity for young families, investors, and retirees alike.

For more information or to arrange a private viewing, please don't hesitate to contact Liz Jenkins at 0422 920 390 or James Keelan at 0435 714 565.