

54 Hills Street, North Gosford, NSW 2250

House For Sale

Monday, 1 July 2024

54 Hills Street, North Gosford, NSW 2250

Bedrooms: 7

Bathrooms: 2

Parkings: 8

Area: 462 m2

Type: House



Neil & Helena Mani

For Sale

Prime real estate with current business tenants and abundant parking, located in the heart of Hills Street, North Gosford. This property is strategically positioned in Hills Street, making it incredibly accessible to all amenities. Conveniently located to Gosford CBD, Gosford Public & Private Hospitals and Gosford Train Station, this property is in a highly sought after location and ideal for a variety of professions. Whether you're seeking an investment opportunity or planning to occupy this premium space, this property has it all. Quality Office with Reception area • Step into a calm and welcoming reception & office space that allows for many individual businesses or a growing business. Ample Parking Space • Rear lane access with private off-street parking for 8 cars. Office Features • Welcoming reception area complete with reception desk to greet your clients professionally. • 7-8 well-appointed sound proofed office spaces, ensuring ample room for your team or individual businesses to work efficiently • Back to base alarm system • Intercom to each individual office • Option to turn any of the rooms into a board room / meeting room • Kitchen for everyone's convenience • Ducted air conditioning throughout the property and ceiling fans • Two bathrooms • Wheel chair/disabled access to the front entry

Conveniently located in the medical area of Hills Street, this property offers easy access to all of Gosford's amenities and is less than 25 km's from the M1. It's the perfect investment opportunity with current tenants or for your own business to thrive. Notice: Whilst all care is taken by N & H Mani Pty Ltd ACN: 129 654 780 to provide correct information, this information is not tested for accuracy, currency, or completeness, and N & H Mani Pty Ltd makes no warranty or guarantee, whether express 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 N & H Mani Pty Ltd 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, N & H Mani Pty Ltd 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. Bed: 7 Bath: 2 Car: 8 Agent: Neil & Helena Mani 0409 220 363