

**10/205A Albany Street, Point Frederick, NSW 2250 Raine&Horne.**

**Townhouse For Sale**

Friday, 5 July 2024

10/205A Albany Street, Point Frederick, NSW 2250

**Bedrooms: 3**

**Bathrooms: 2**

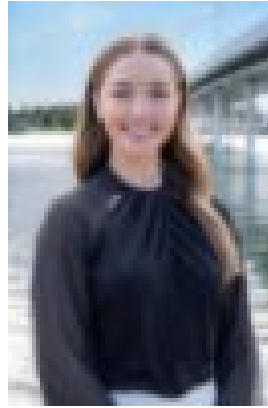
**Parkings: 1**

**Area: 176 m2**

**Type: Townhouse**



Louise Hackmann  
0243326800



Jordan Denny  
0243326800

## New To Market

This spacious three-bedroom townhouse is privately positioned at the rear of the complex backing onto parkland. Desirably located 500 metres from the Gosford waterfront and a short drive from the boutique shops, and cafes in East Gosford. The home has timber floors throughout and an adaptable layout that opens to a low-maintenance, sunny courtyard.

- Open plan living and dining with timber flooring
- Three generous bedrooms with built-in robes and fans
- Kitchen enjoys tranquil green outlook, featuring: dishwasher, gas cooking, and plenty of storage
- Modern bathroom with bath and shower, separate w/c
- Internal laundry with second toilet/shower
- Private paved courtyard, great for entertaining
- Upstairs balcony overlooks peaceful parkland
- Single garage with automatic door, internal access
- Off street visitors parking, ideally located for convenience

Currently tenanted for \$580 per week

Location

- 500 m to Gosford Waterfront foreshore (Olympic pool, Sailing club)
- 750m to St Edward's Secondary College,
- 700m to Primary Schools and Catholic Church
- 1.1km to East Gosford Boutique shops and cafes
- 1.5km to Friendship Walk, and Gosford Regional Gallery
- 2.4 km - 5Mins Drive Approximately to Gosford train Station

Strata Fees- \$1,217.75 per quarter  
Council Rates- \$1,169.97 per quarter approx  
Water- \$1,062.99 per annum approx