



4/85 Faunce St W
GOSFORD



4/85-87 Faunce West Street Gosford, NSW

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Priced to Sell! Investors Note!

Freshly Painted and with new carpeting throughout this large(140m2 total strata area) two bedroom apartment overlooks the Gosford Hospital Precinct and Gosford Golf Course and offers a lifestyle of convenience. Located with just a short walk to Gosford Rail Link, Gosford CBD, Restaurants, Shopping Centre, Gosford Hospital and Waterfront. This property represents great value and a solid future investment. Features include a modern kitchen, two spacious bedrooms with built-in wardrobes, open plan living with an air-conditioned lounge and dining area leading out to the huge north-facing terrace perfect for entertaining. Current 12 month lease \$440 per week. Security building with a secure car space. Great value!

Council Rates: \$1089 per year
Strata Levies: \$1704.55 per quarter
Current Rental Return: \$440 per week

Price: Price Guide \$435,000
Council Rates: \$1,089.00/year (approx)



Michael Norman

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Floor Plan

The Floor plan is not to scale; measurements are indicative and in metres. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

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FLOOR PLAN

The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.