



Level 302/16/36-38 Showground Road Gosford, NSW



Ideally Located

This one bedroom apartment is conveniently located opposite Gosford Rail Link and only 100 metres to the CBD, being ideal for commuters or an owner-occupier alike. The building is full security and has a lift to all levels. The apartment is well set out with good living spaces and a great size bedroom with built in robe. There is a good size fully covered balcony with views back over Gosford. All appliances are in as new condition with the oven never used. There is a car space and lock up storage cage for you added convenience.

Current Rental Appraisal \$450 per week.

Council Rates: \$1,110.62 approx per year.

Water Rates: \$696 approx per year.

Strata Levies: \$695.28 approx per quarter.

Price: \$430,000 - \$460,000

Council Rates: \$1,110.62/year (approx)

Water Rates: \$696.00/year (approx)



Michael Norman

0414 465 038

16/36 Showground Rd
Gosford



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.

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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.