



8/1 Batley Street Gosford, NSW

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### Modern unit with water views

Presenting as fantastic investment or highly affordable starter, this sleek modern unit, boasting water views from the balcony, is the easy choice.

Currently tenanted and returning \$470 per week, this secure top floor unit is ready to be snapped up as quality low-maintenance investment. Featuring spacious main living room with modern kitchen, balconies on two sides plus BIRs in both bedrooms, with secure parking.

- Views of Brisbane Water from balcony
- Additional area views from second balcony
- Sizeable 96sqm unit
- Superb set and forget investment @ \$470 per week with long term tenant
- Modern kitchen with gas cooking
- Split system A/C
- Great location, 15 min walk to Gosford Station
- Short walk to Gosford Stadium, Gosford Waterfront, Central Coast Leagues

**Price:** Contact agent  
**Council Rates:** \$1,110.62/year (approx)  
**Water Rates:** \$912.89/year (approx)  
**Strata Rates:** \$1,431.53 p/q



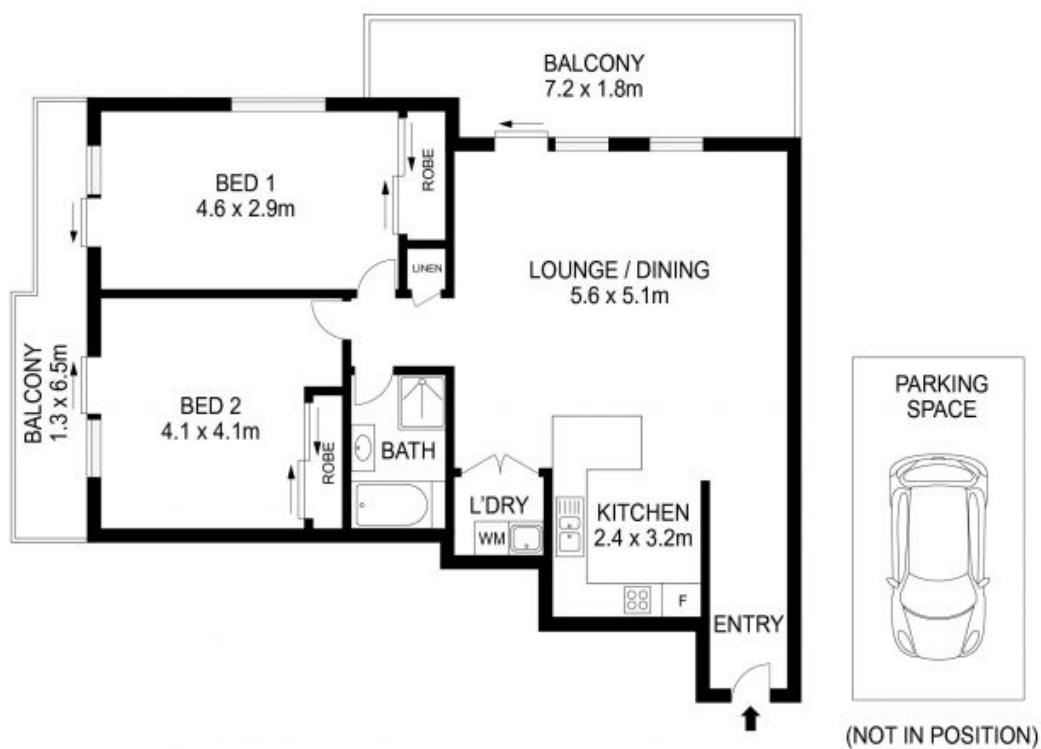
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been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

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STONE