



## Affordable Townhouse Living



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### 3/171-173 Gertrude Street, Gosford

Sold for \$500,000 (Oct 04, 2024)

#### WHY SHOULD YOU BUY THIS PROPERTY?

Welcome to 3/171-173 Gertrude Street Gosford. This property is ideal for first home buyers, downsizers or investors looking to capitalise on further potential growth opportunities in the Central Coast area. Embrace the vibrant lifestyle Gosford has to offer, whether you're looking for a place to call home or a solid investment opportunity, this property is sure to impress.

#### THE FEATURES:

- Solid three storey townhouse.
- Two spacious bedrooms.
- One Bathroom
- Garage parking.
- Great location close to CBD Gosford and public transport.
- Close proximity to Newcastle University (under construction)

<b>Property ID:</b>	L29045472
<b>Property Type:</b>	Townhouse
<b>Building / Floor Area:</b>	126
<b>Garages:</b>	1

#### Sean Roach

0410 792 472

sean.roach@gosford.rh.com.au

#### THE DETAILS:

Council Rates: \$1,110.40 pa

Water Rates: \$1,273.52 pa plus usage

Year Built: 2004

Current Rent: \$450 per week

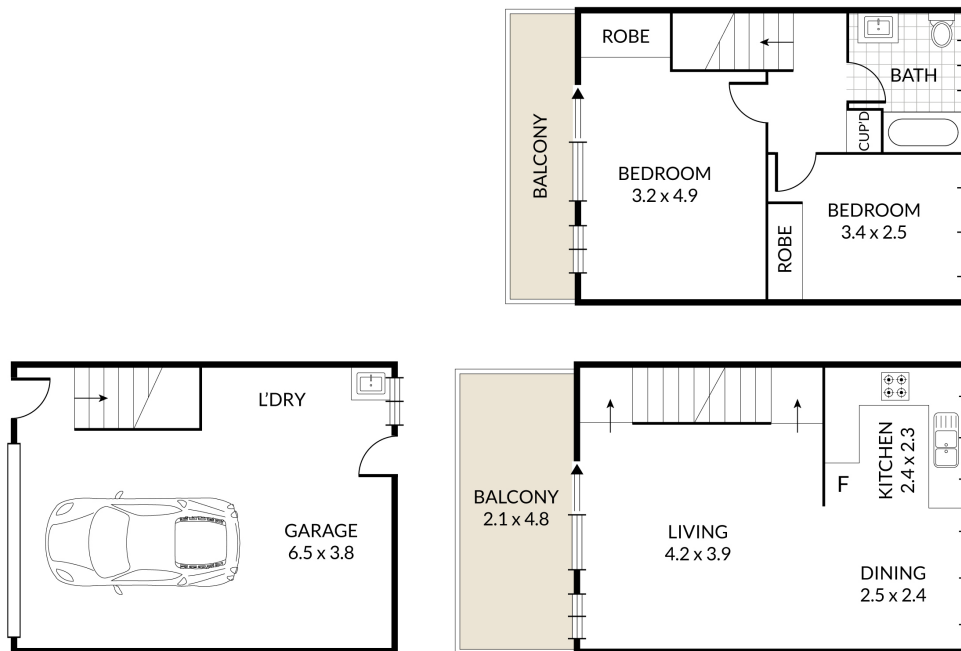
Market Rent: \$480 per week

Tenancy Expiry: 4th July 2024

Strata: \$931.92 per quarter

Total Size: 126 square metres

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**171-173 Gertrude Street, Gosford**

Internal 69m<sup>2</sup> | External 40m<sup>2</sup> | Total 109m<sup>2</sup>

Disclaimer: Dimensions are approximate. We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.