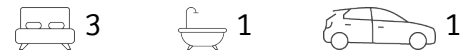




North Gosford Opportunity - Brick Veneer Home on Flat Block



12 Callemondah Avenue, North Gosford

Contact Agent

Welcome to 12 Callemondah Avenue, North Gosford.

This solid brick veneer home is bathed in natural light, brimming with potential, and ready for its next owner to make it their own.

Positioned on a flat block in a peaceful, highly sought-after street, the property features three bedrooms, one bathroom, a single lock-up garage, plus additional side access on the northern boundary-ideal for those considering a granny flat or dual occupancy addition (STCA).

The location is a standout, offering easy access to quality schools, local shops, and Gosford CBD. With public transport, hospitals, sporting fields and waterfront dining all just minutes away, this address combines everyday convenience with a relaxed suburban lifestyle.

Well-maintained and comfortable as it stands, the home also presents the possibility to extend, allowing you to create additional space and further enhance its value.

Whether you're a first home buyer, investor, or downsizer, this is an opportunity to secure a quality property in a fantastic location. With spring market activity already heating up in North Gosford, now is the perfect time to make your move.

Property ID:	L33126623
Property Type:	House
Garages:	1
Land Area:	771.0 sqm

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Key Features:

Council Rates: \$1,625.05 per annum

Water Rates: \$1,185.08 per annum

Rental Appraisal: \$650-\$700 per week

Land size: 771 Sqm

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