

## Stylish Townhouse in Sought-After Point Frederick



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**7/48 Frederick Street, Point Frederick**

**\$740,000 - \$780,000**

Neat as a pin and ideally positioned, this light-filled 3-bedroom townhouse offers the perfect blend of lifestyle and convenience. Whether you're a growing family, savvy investor, or professional couple, this property is an opportunity not to be missed.

Located in the prestigious suburb of Point Frederick, you'll be just moments from the water's edge, excellent schools, shopping precincts, public transport, and the exciting new Central Coast University Campus-currently under construction and just under 3km away in the heart of Gosford.

### Key Features:

Three spacious bedrooms with built-ins, filled with natural light

Master bedroom with private balcony and Jack-and-Jill ensuite

Open-plan living and dining area flowing into a modern kitchen

Sunny north-facing courtyard, ideal for entertaining or relaxing

Well-designed floor-plan offering both comfort and functionality.

**Property ID:** L35849538

**Property Type:** Townhouse

**Garages:** 1

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**Sarah King**

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Set in a great complex, this townhouse is low-maintenance and offers strong rental potential or a peaceful home life in a premium location.

Outgoings:

Council Rates: \$1,212.59 p/a

Water Rates: \$1,099.08 p/a (plus usage)

Strata Fees: \$920 p/q

Current Rent: \$610.00 per week

For more information or to arrange an inspection, contact:

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