



125B Albany Street, Point Frederick

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Sale & Property Details

Sale Contact Agent

View By Appointment

Council \$1705.96 p.a

Land 560sqm

Internal Floor 312.17sqm

ABOUT THIS BUILDING

-
- • Completed: 2019
- • Construction: Treated pine framework w/ infill slab
- • Exterior Finish: Weatherboard & Sycon Stria fibre cement cladding
- • Roof: Colorbond
- Windows & doors: Commercial grade aluminium

Description & Video

[Watch Video](http://youtube.com/watch?v=KUxq0g4ZTGs)<http://youtube.com/watch?v=KUxq0g4ZTGs>

Absolute Waterfront & A Brand New Build

Set on a small parcel of land nestled on the waterfront at Point Frederick, is this architecturally designed, brand new home. Thoughtfully designed, with easy living in mind, the floorplan makes the best use of the available space whilst a magnificent Cypress 'Cloud Tree' is the focal point in the impressive landscaped garden entry.

Careful planning has produced beautiful water views from as many vantage points as possible throughout the home, and the use of opaque windows has also provided privacy. The use of natural stone and timbers, along with modern engineered materials, has created warmth and takes advantage of the latest technology.

The striking and well-appointed kitchen with a butler's pantry forms part of the open plan dining and living area, that melds easily with the Alfresco living space via completely retractable sliding doors. The pebble and glass-beaded swimming pool has internal lighting and provisions in place for solar heating. At the side of the rear lawn there's a water access point for placing your kayaks into the water. A jetty is potentially permissible (STCA).

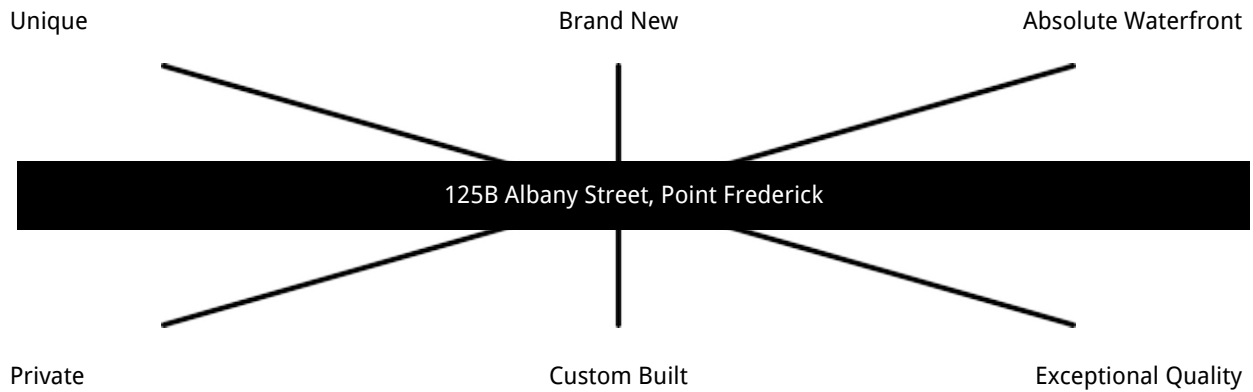
A guest suite on the entry level also doubles as a second master bedroom and could lend itself to single level living if desired. Prospective purchasers will continue to be impressed, as they move throughout the home, by a study nook overlooking the water and a cosy lounge room on the first floor. The master suite offers panoramic water views, an enormous fitted walk-in robe and a grand bathroom with a free-standing stone bath.

The home has all the quality features that you would expect including extensive use of marble, 2Pac soft-close cabinetry, elegant tapware and light fittings, commercial grade aluminium windows and doors, ducted air conditioning and a ducted vacuum system.

The 'back of house' areas include a laundry / mud room with walk-in storage space, which has a designated charging area and a travertine paved utility area which houses the washing line and water tank. The triple-car garage has a depth that allows for a workshop space and there is a concrete parking area/turning bay.

This property is low maintenance with a major emphasis on easy living and lifestyle.

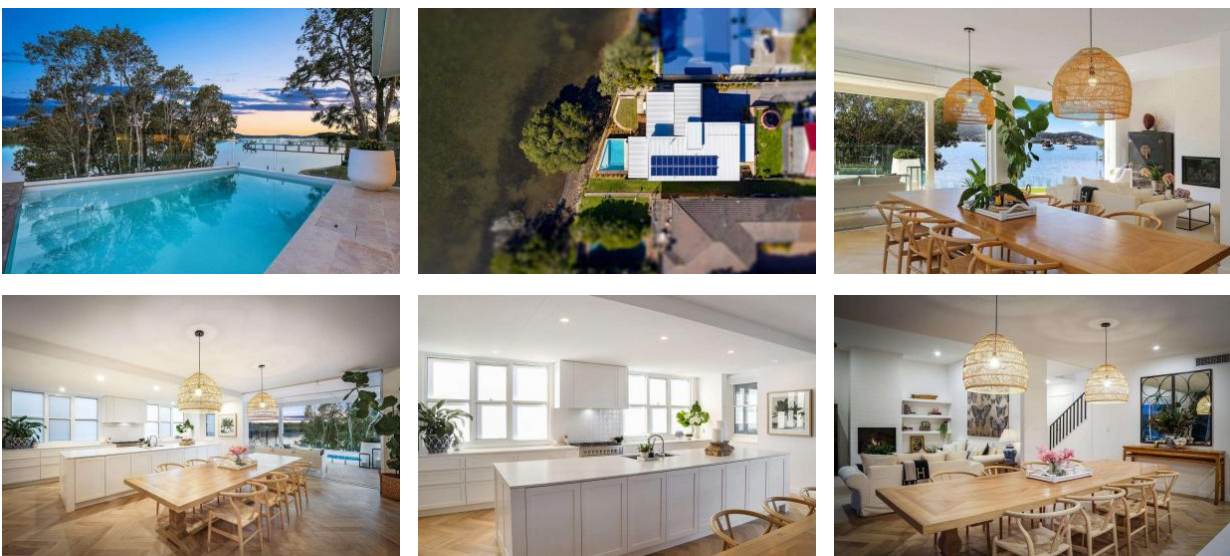
Words That Describe This Property



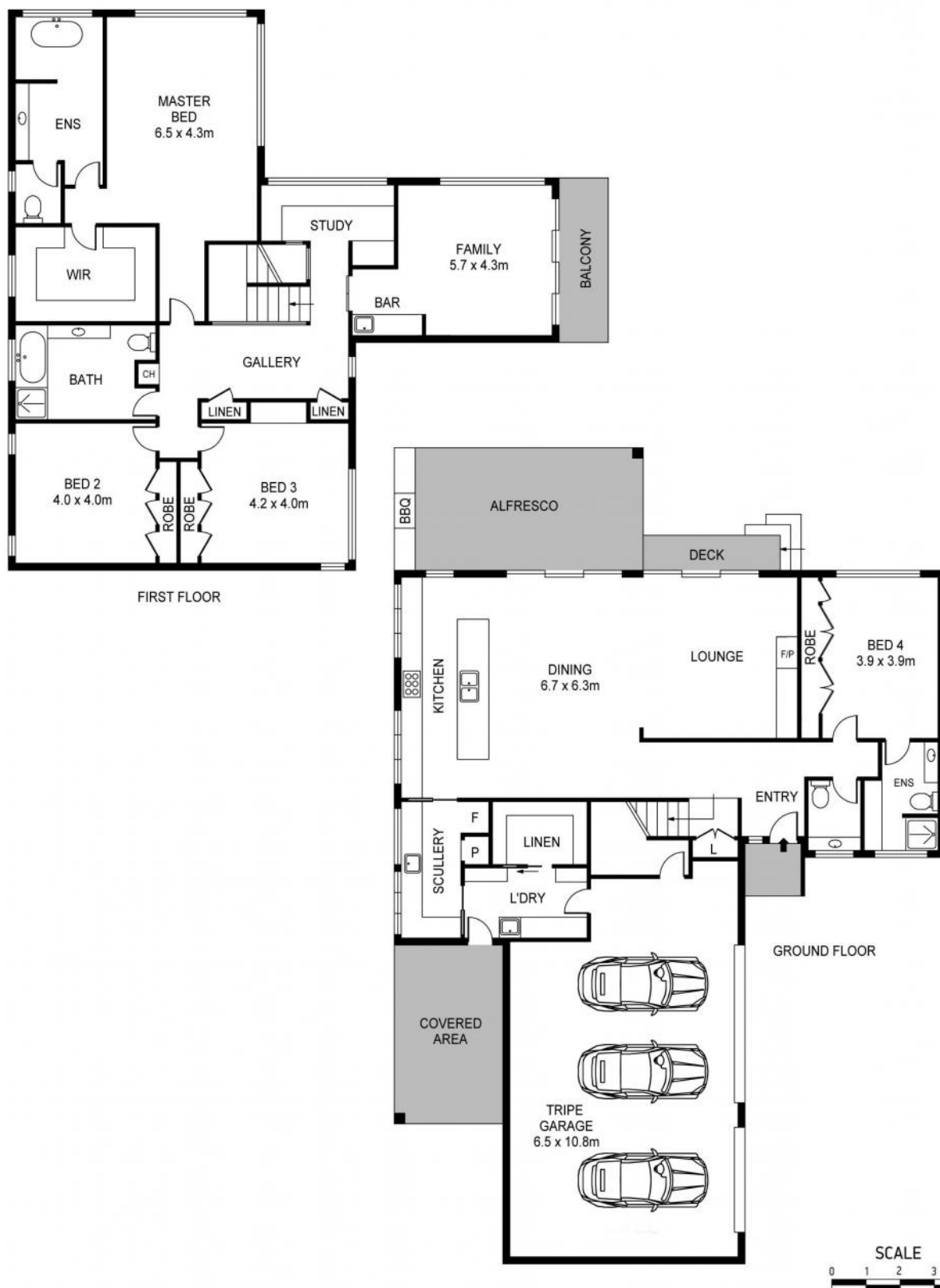
Location Map



Other Views



Floor Plan 1



Floor Plan 2



SCALE
0 1 2 3 4m



Inclusions

EXTERNAL FEATURES

-
- • Termimesh to full slab perimeter
- • Wall lights (5)
- • Copper garden spot lights (4)
- • External PowerPoints - balcony, utility area & pool deck
- • Lower front facade - Eco Outdoor Alpine dry-stone walling
- • Concrete driveway & parking area ; turning bay
- • Provisions in place for electric sliding gate

INTERNAL FEATURES

-
- • Hawwoods engineered European oak herringbone patterned floors
- • Andes peak solution-dyed nylon carpet
- • Ducted vacuum
- • LED downlighting & dimmers
- • Wall & roof insulation
- • Ceiling heights range from 2.7-3.3m

ENTRY & HALL

-
- • European oak flooring
- • Oversized glass entry door
- • Louvre windows w/ crim safe screen
- • Artwork lighting
- • Cloak cupboard

POWDER ROOM:

-
- • Italian Carrara marble floor tiles in herringbone pattern
- • Wall tiles
- • Carrara marble vanity top
- • Handmade gloss glazed tiled splashback
- • Studio Bango Shard X circle bathroom bowl
- • Astra Walker tapware & accessories

- • Mirror
- • 2Pac timber panel look cabinetry
- • Parisi Linfa wall faced pan with inwall cistern
- Opaque louvre windows

BEDROOM 4

-
- • Carpet
- • Window seat w/ white linen upholstery
- • Fitted built-in robes
- • Windows & louvre window w/ screen
- • Block out roller blinds
- EasyClad, panelled timber look feature wall

ENSUITE

-
- • Italian Carrara marble floor tiles in herringbone pattern
- • Floor to ceiling wall tiles
- • Carrara marble stone top
- • Studio Bango Shard X circle bathroom bowl
- • Astra Walker tapware & accessories
- • 2Pac Shaker style, shark nose cabinetry
- • Wall mirror
- • Shower w/ frameless screen & moveable shower rose
- • Built in seat
- • Parisi Linfa wall faced pan with inwall cistern
- • Opaque louvre windows □ □
- Exhaust fan

LOUNGE

-
- • Carpet
- • Easy Groove panelled timber look feature wall
- • Lopi GS2 natural gas fireplace
- • B.I. Bookshelf
- • 2Pac shark nose cabinetry w/ Carrara marble top
- • Sunscreen translucent roller blinds

- Completely retractable (in wall) sliding doors

DINING ROOM

-
- European oak flooring
-
- HK Living rattan pendant light fittings
-
- Completely retractable (in wall) sliding doors
-
- Sunscreen translucent roller blinds
- Art work lighting

KITCHEN

-
- European oak flooring
-
- Island bench w/ Essa stone tops
-
- 2Pac soft close/push cabinetry w/ shark nose finish
-
- Franke Planar undermount double sink
-
- Astra Walker tapware
-
- Integrated Bosch super silence 44dB dishwasher
-
- Built in dual bins
-
- Bar stool area
-
- Cupboards to front w/ push catches
-
- Quantum quartz stone bench tops w/ shark nose soft close/push cabinetry
-
- ILVE HNF906 900mm gas cooktop w/ electric oven
-
- Schweigan 900mm undermount rangehood
-
- Handmade glazed tile splashback
-
- Opaque windows to rear
-
- Window to water side w/ sunscreen translucent roller blind
-
- Dimmer down lighting
- Artwork lighting

BUTLER'S PANTRY

-
- European oak flooring
-
- Franke Planar undermount sink
-
- Astra Walker tapware
-
- Built in dual bins
-
- 2Pac Shark nose, soft close/push cabinetry

- • EasyClad timber look feature wall
- • Smeg 34L combi microwave & grill
- • Wall shelving
- Opaque louvre windows

LAUNDRY/MUDROOM

-
- • Tiled floor
- • 2Pac shark nose fitted cabinetry
- • Quantum quartz top w/ Franke Planar undermount sink
- • Built in seat w/ drawers & linen upholstery
- • Opaque door to utility area, screened & openable
- • Walk in linen cupboard w/ shelving & charging area
- Laundry chute from upper level

UTILITY AREA

-
- • Travertine floor tiles
- • Water tanks & pump
- • AC compressor unit
- • Washing line
- BBQ gas bayonet & power point

UPSTAIRS

STAIRWELL & LANDING

-
- • Carpet landing & stair treads
- • Powder coated steel handrails & balustrades
- • Storage cupboards (2)
- • Wire crochet pendant lights (2)
- • EasyClad Timber look feature wall
- • Lightwell w/ glazed windows to each side
- • Baton ceiling detail
- Laundry chute outside bathroom

STUDY

□

- European oak floor
- Built in desks w/ Polytec natural oak work surface
- 2Pac Shark nose soft close / push cabinetry
- Louvre window
- Sunscreen translucent roller blinds

FAMILY ROOM

□

- Carpet
- EasyClad timber look feature wall
- Bar w/ Essastone Calcutta tops & 2Pac shark nose soft close 2pak cabinetry
- Abey Lago undermount sink w/ chopping board
- Bar fridge
- Beaded chandelier
- Sunscreen translucent roller blinds
- Louvre window, sliding doors, screens

BALCONY

□

- Travertine tiles
- External power point
- Composite Hardies Stria cladding balustrade
- Frameless glass panel

BEDROOM 3

□

- Carpet
- Fitted built in robe
- Built-in desk w/ Polytec natural oak work surface
- Wall shelving
- Window & louvre windows
- Block out roller blinds

BEDROOM 2

□

- Carpet
- Fitted built in robe

-
- Opaque louvre windows

BATHROOM

-
- Italian Carrara marble floor tiles in herringbone pattern
-
- Floor-to-ceiling tiles
-
- EasyGroove panelled timber look feature walls
-
- Carrara marble stone top to vanity
-
- 2Pac soft close/ push cabinetry
-
- Studio Bango Shard X circle bathroom bowl
-
- Astra Walker tapware
-
- Round wall mirror
-
- Montauk lighting sconces (2)
-
- Shower w/ frameless screen & shower rose w/ moveable rail
-
- Decina Uno oval bath w/ marble surround
-
- Opaque window & louvre windows
-
- Parisi Linfa wall faced pan with inwall cistern
-
- Exhaust fan

MASTER BEDROOM

-
- Carpet
-
- Block out roller blinds
-
- Linen reverse pleat floor to ceiling curtains

ENSUITE

-
- Italian Carrara marble floor tiles in herringbone pattern
-
- Floor-to-ceiling tiles
-
- EasyGroove timber panelled look feature wall
-
- 2Pac soft close cabinetry w/ Carrara marble top & splash back
-
- Studio Bango Shard X circle bathroom bowl
-
- Astra Walker tapware & accessories
-
- Round wall mirror
-
- Montauk lighting sconces (2)
-
- Shower w/ frameless glass screen

- • Rainshower & moveable shower roses
- • Clearwater Formosa stone freestanding bath
- • Parisi Linfa wall faced pan with inwall cistern in separate room
- Plantation shutters

WALK IN ROBE

-
- • Carpet
- • Extensive shelving & hanging rails
- • Soft close drawers
- Opaque louvre windows

GARAGE - 3 CAR

-
- • Concrete floor
- • Double electric roller door
- • Single roller door
- • Workshop area
- Communication HUB.

ALFRESCO

-
- • Timber decking entry
- • Rumbled travertine tiled floor
- • 2Pac push close cabinetry w/ stone top
- • Beefeater Signature Proline 6 built in BBQ w/ lid
- • Bar fridge
- • Opaque louver windows
- Baton style ceiling

POOL

-
- • 6.3m x 3.6m glass edge pool w/ mosaic tiled water line
- • White New Zealand pebble & glass beaded interior w/ rumbled travertine coping tiles
- • Internal pool light (1)
- • Frameless glass & aluminium fencing

- • Timber decking
- • Waterco chlorinator, filter & pump
- Solar heating provisions in place

GARDENS

-
- • Landscaped & low maintenance w/ drought tolerant species
- Cypress Cloud Tree at home entry

Relevant Documents

Links

[Contract For Sale](#)

https://reawebbooks.com.au/gittoes/module_resources/pdf_module/1697/97_ALB125bROB-ContractforWebBook.pdf

[Rental Appraisal Letter](#)

https://reawebbooks.com.au/gittoes/module_resources/pdf_module/1646/Rental_Appraisal_-_125b_Albany_Street_Point_Frederick.pdf

Location & Lifestyle



POINT FREDERICK & EAST GOSFORD

A trendy and exclusive coastal hub, Point Frederick / East Gosford is located only 5 minutes' drive from the Gosford CBD. For commuters, Sydney CBD is 1.5 hours' drive away. This popular suburb has a friendly boutique vibe, with an abundance of cafes, restaurants and specialty stores. The East Gosford shopping strip includes a grocery store, butcher, bakeries, newsagent/post office, cafes, boutique stores, real estate and financial services. Erina Fair Shopping Centre is 10 minutes' drive away and contains over 330 stores.

Local schools are just a few minutes away and well within walking distance - Gosford East Public School, St Patrick's Catholic Primary School, St Joseph's Catholic Girls High School and St Edward's Boys College. Hylton Moore Oval is used for general local sporting events, including soccer, baseball and cricket and is an off-leash dog park. There is also a children's playground, skate park and club house within its perimeter.

Point Frederick is one of the oldest areas on the Central Coast and is also home to Pioneer Park which has great significance to the Coast and is a popular outing place for families.

AROUND POINT FREDERICK & EAST GOSFORD

Schools:

-
- Gosford East Public School - York Street, East Gosford
-
- St Patrick's Catholic Primary School - York Street, East Gosford
-
- St Joseph's Catholic Girls High School - Russell Drysdale Street, East Gosford
-
- St Edward's Boys College - Frederick Street, East Gosford
-
- Central Coast Grammar School - Arundel Road, Erina Heights

Shopping:

-
- East Gosford's cafe & shopping strip
-
- Erina Fair Shopping Centre - Karalta Road and Terrigal Drive, Erina



- Gosford town centre - Mann Street, Gosford

Restaurants:



- Saigon Bites - Vietnamese Restaurant
- Crust Gourmet Pizza
- Black Sesame - Chinese Restaurant
- Michaels - Italian Restaurant
- Relish Brasserie & Grill
- Indian Spicy Affair
- Bon Pavilion
- Montis Ashore - Seafood

Cafes:



- Point Cafe; - Japanese Gardens
- Tommy's Cafe;
- East Street Cafe;
- Oomph
- Espresso
- Billabong Patisserie
- Cafe; Jam

Transport:



- Bus Stop - 55m
- Gosford train station - 2.6km
- M1 Pacific Motorway - 7.1km

Recreation:



- Gosford Olympic Swimming Pool - 850m
- Gosford Foreshore - 850m
- Pioneer Park - 950m
- Hylton Moore Oval - 1.9km
- Plus Fitness East Gosford - 1.8km
- Gosford Sailing Club & Marina - 659m

Surrounding Sales Evidence

	Address	Beds	Baths	Cars	Sold Date	Size	Sold Price
1	85a Albany Street, Point Frederick	4	4	4	Apr 2019	938sqm sqm	\$2,450,000
2	47 Albany Street, Point Frederick	5	3	2	May 2019	1,291sqm sqm	\$2,450,000
3	23 Wharf Street, East Gosford	5	3	2	Jun 2019	604sqm sqm	\$2,550,000
4	83 Albany Street, Point Frederick	5	3	1	Apr 2018	1,662sqm sqm	\$2,600,000
5	47 Caroline Street, East Gosford	4	3	2	May 2019	1,300sqm sqm	\$2,640,000
6	35 Albany Street, Point Frederick	3	3	2	Feb 2017	828sqm sqm	\$2,750,000



About Us



STEPHEN GITTOES



Over the past 30 years, I have sold properties all over the Central Coast from units to farms and luxury waterfront.

I started my Real Estate career in 1983 as a Property Officer in Sydney's Kings Cross and then moved to the lower North Shore as a Sales agent in Mosman. I moved to the Central Coast in 1989 with my wife and best friend, Christina where we established our original East Gosford Real Estate business, and we are still here today.

I see myself as a skilled leader, communicator, negotiator and sales agent, I have in excess of 3000 property transactions to my name and I still have the drive, passion and enthusiasm I had when I started my Real Estate career in 1983.

I really enjoy leading a very experienced and passionate team specialising in the marketing and management of Waterfront, Acreage and Residential properties.

P 02 4302 1774
M 0416 295 174
E stepheng@gittoes.com.au

INGRID OSBORN



Having always had a keen interest in property and with a sales background, beginning a career in real estate was a natural progression for Ingrid. A dedicated professional with high standards and attention to detail, Ingrid is committed to providing outstanding service for her clients.

Enthusiasm, honesty and a straightforward approach enable her to communicate well with buyers and vendors. With excellent product knowledge of the Matcham and Holgate areas and a passion for acreage properties, Ingrid is building relationships that allow her to provide an un-surpassed level of service.

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E ingrido@gittoes.com.au

TRENT MULLEN



property sales
award winner 2019

ratemyagent[®]



Agent of the Year

City: Central Coast NSW



**property sales
award winner 2019**

ratemyagent[®]



Agent of the Year

Suburb: East Gosford NSW



After commencing his real estate career in 2006, Trent has worked his way through the ranks in East Gosford and for the last 10 years has been the top selling and most recommended agent in the suburb with many awards to his name. These include placing 19th nationally in the REB Young Gun Awards for 2015.

His excellent communication skills, product knowledge and easy rapport with his clients make him the ideal agent to take care of any property. His negotiation skills are well-developed and his approachable nature is one of his best assets.

A hardworking and trustworthy agent, Trent has a passion for real estate and it shows through every transaction he completes.

P 02 4302 1718
M 0413 822 218
E trentm@gittoes.com.au

GITTOES TEAM

Welcome to Gittoes - Leaders in Property

An innovative property business at 61 Victoria Street East Gosford in the heart of the vibrant shopping, cafe and pedestrian north bound side of East Gosford.

Christina and Stephen Gittoes have been at the forefront of innovative property selling and leasing on the Coast establishing their well-regarded name since 1989.

Accredited and Licensed Property Agents known for achieving results with past satisfied clientele they look to the future of the Central Coast supported by their experienced team listing waterfront, rural and residential properties for sale and lease from Terrigal to Somersby, enthusiastically able to provide excellent marketing with a complete property service.

We welcome you and invite you to experience a new direction and our innovative approach to property.

E & OE. Please note that all information herein is gathered from sources we, Gittoes and the Vendor believe to be reliable. However we, Gittoes and the Vendor cannot guarantee its accuracy and any interested person/s should rely on their own enquiries.