



14 Eulalia Avenue, Point Frederick

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Sale & Property Details

Sale Expressions of Interest

View By Appointment

Council \$4055.12 p/a

Land 1561sqm

Internal Floor 497sqm

Description & Video



[Watch Video](http://youtube.com/watch?v=l-45Lv7dS9U)

<http://youtube.com/watch?v=l-45Lv7dS9U>

Architect Designed & Breathtaking Views

Positioned on a 1,561sqm parcel in a dress circle location, this beautifully finished home has captivating views across Brisbane Water. Its meticulous design providing spacious and functional interiors, was created by noted architect Ian Esplin. The rooms connect well with the interiors blending seamlessly to expansive paved verandahs and balconies on each level, to the front and rear of the home.

Blackbutt timbers have been used for the stairs and the balustrade handrails. Marble features extensively in the home, with tiled living areas which have underfloor heating, and in the bench tops of the bathroom and kitchen cabinetry. The home automation system is designed to make living easy all year round with Cbus controlled lighting and blinds, plus motion-activated lighting and a home security system.

There is extensive storage space throughout with a dedicated utility room on the lower level as well as a wine cellar. The external areas of the property have been finished off to provide efficient access, good drainage and areas that are easy to maintain.

The property has a secure entry with intercom, good garaging and off-street parking for four cars. The Michael Cooke designed gardens are a delight and create a beautiful setting for the home. There are useable level lawns and alfresco living spaces to the front and rear, a tiled pool and a shared jetty.

Located within walking distance of Gosford waterfront, East Gosford cafes and shops, and local schools, the property also has easy access to Gosford train station and the M1 motorway and is just a short drive to Erina Fair and the beaches and restaurants of Wamberal and Terrigal.

Words That Describe This Property

Impressive

Architect Designed

Amazing Views

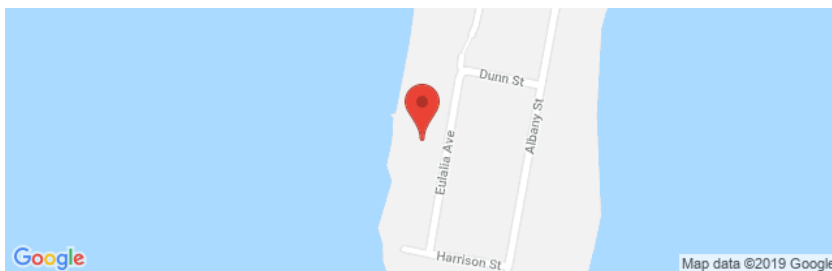
14 Eulalia Avenue, Point Frederick

Premier Location

Absolute Waterfront

Quality Finishes

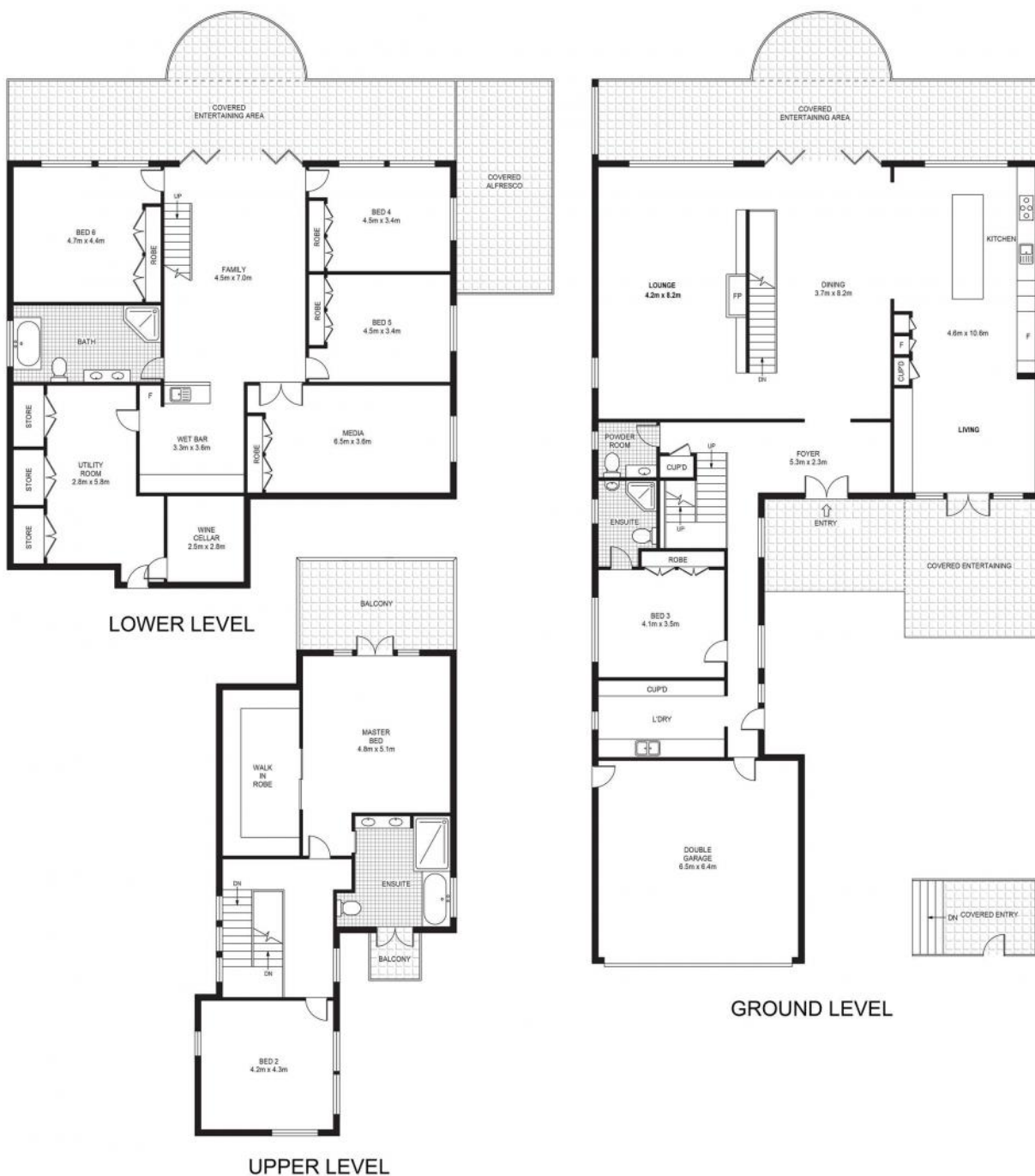
Location Map



Other Views



Floor Plan 1



SCALE
0 1 2 3 4m

Floor Plan 2



SCALE
1 2 3 4m



Inclusions

EXTERNAL FEATURES

-
- • Michael Cook designed gardens
- • External wall & feature lighting
- • External painting (2017)
- • Tool shed

INTERNAL FEATURES

-
- • CBUS Controlled - Underfloor heating, lighting, external blinds
- • Intercom receiver on each level & at pool for the front gate
- • Heating marble floor tiling
- • Frameless sash windows
- • Motion activated hall lighting in the upstairs area
- • Downlighting
- • Internal painting (2017)
- • Ducted air conditioning throughout
- • Natural gas

EXTERNAL ENTRY & FRONT GARDEN

-
- • Entry pavilion
- • Intercom with secure entry
- • Timber screening
- • 'Leopard' Trees
- • Established formal gardens
- • Potted Magnolias
- • Lawn
- • Paved entry pathway

ALFRESCO LIVING

-
- • Paved floor
- • Glass balustrades
- • Sonos speakers

- Down lighting

ENTRY LEVEL

ENTRY & HALL

-
- • Timber & glass panelled entry door
- • Marble tiles
- • Feature wall
- • Alarm Panel
- • Pet Door
- Timber staircase w/ stainless steel balustrade & timber handrail

FORMAL DINING

-
- • Marble tiles w/ underfloor heating
- • Staircase w/ Blackbutt handrailing
- • Sonos speakers
- Feature Wall

KITCHEN

-
- • Marble tiles w/ underfloor heating
- • Timber veneer cabinetry w/ marble kickboard
- • Granite bench top with dual sink, mixer tap & drainer
- • MIELE microwave
- • MIELE built-in coffee machine (2017)
- • MIELE oven & compact combi microwave oven (2017)
- • MIELE plate warmer
- • MIELE integrated dishwasher
- • Integrated Liebherr fridge/freezer
- • Integrate Fisher & Paykel fridge
- • Pantry cupboard
- • Daiken AC control panel
- • CBUS control panel
- • Gate Intercom
- Skylight w/ CBUS controlled blind

LIVING

-
- • Marble tiles w/ underfloor heating
- • Built-in cabinetry
- • Sonos sound system
- • Integrated Fisher & Paykel fridge
- • Pioneer wall mounted television
- • French doors to porch
- Sonos speakers

LOUNGE

-
- • Carpeted
- • Gas fireplace w/ marble hearth and surrounds
- • Feature wall
- Sonos speakers

VERANDAH

-
- • Paved
- • Opaque frosted glass to left side
- • CBUS controlled translucent blinds
- • Sonos speakers
- Electric ceiling heater

POWDER ROOM

-
- • Marble tiled floor
- Villeroy & Boch wall hung toilet suite
-
- • Timber vanity with Kohler bowl sink & chrome mixer tap
- • Wall mirror
- Frosted louvre windows

HALL STORAGE

-
- Clipsal home safe security panel

GUEST ROOM / BEDROOM 5

-
- • Sliding entry doors
- • Carpeted
- • Timber veneer built-in wardrobe
- • Venetian blinds

ENSUITE

-
- • Marble floor tiles
- • Floor to ceiling wall tiles
- • Wall mounted toilet suite
- • Basin with mixer tap
- • Chrome towel rails & accessories
- • Shower w/ semi-frameless screen
- • Zucchetti adjustable sliding shower rail
- • Frosted louvre windows

LAUNDRY

-
- • Marble floor tiling
- • Timber veneer cabinetry w/ marble bench top
- • Dual tubs with mixer taps
- • Built-in cupboard with sliding doors
- • External door to paved area
- • Frosted louvre windows
- • Sky light

GARAGE

-
- • Polished concrete floor
- • Painted brick walls
- • NBN connection
- • Lined ceiling
- • Fluorescent lighting
- • Double tilt roller door
- • Side pedestrian door

UPSTAIRS

BEDROOM 6 / STUDY

-
- • Carpeted
- • Fitted timber veneer desk w/ cupboards
- • Timber venetian blinds
- Frosted window to right side

MASTER BEDROOM

-
- Carpeted
-
- • French doors w/ venetian blinds
- • Balcony with glass balustrade
- CBUS controlled translucent external blinds

WALK IN ROBE

-
- • Timber veneer sliding doors
- • Timber veneer cabinetry w/ shelving & drawers
- • Hanging rails
- • Manhole
- Sky dome skylight

ENSUITE

-
- • Marble tiles w/ underfloor heating
- • Floor to ceiling marble wall tiles
- • Timber veneer vanity w/ marble top
- • Dual Villeroy & Boch basins with mixer taps
- • Wall mirror
- • Shower w/ frameless glass screen
- • Adjustable sliding shower rail & rose
- • Bath w/ marble surround
- • Wall mounted toilet suite
- • Heated chrome towel rail
- Frosted window to right side

-
- • Venetian blinds
- Juliet balcony with stainless steel balustrade

DOWNSTAIRS

LIVING W/ KITCHENETTE

-
- Marble tiles w/ underfloor heating
-
- • Timber veneer cabinetry with marble bench top
- • Sink w/ drainer & mixer tap
- • MIELE dishwasher
- Bi-fold doors to verandah

STORE ROOM

-
- • Built-in cupboards
- • Rinnai natural gas hot water system
- • Cellar with tiled flooring and wine racking
- Under-house access

BATHROOM

-
- • Marble tiles w/ underfloor heating
- • Timber veneer cabinetry with marble top
- • Dual Villeroy & Boch basins with mixer taps
- • Wall mirror
- • Bath with marble surround
- • Heated chrome towel rails (2)
- • Shower w/ semi-frameless glass screen
- • Adjustable sliding shower rail & rose
- • Wall mounted toilet suite
- Frosted window to left side

TV ROOM

-
- • Carpeted

- Timber veneer cupboards

BEDROOMS 2, 3 & 4

-
- • Carpeted
- • Timber veneer built-in wardrobe
- • Venetian blinds
- • Feature wall in bedroom 4

VERANDAH

-
- • Floor tiles
-
- • Portico
- • Frosted glass door to left side
- • Covered arbour w/ bamboo screening
- • Steps to front alfresco area

REAR GARDEN

-
- • Paved areas
- • Lawns
- • Established gardens & hedges w/ stone retaining walls
- • Shared 30m jetty
- • Wall mounted clothes line
- • Pool house w/ tiled roof

SWIMMING POOL

-
- • 17m tiled inground pool
- • Salt water chlorinator
- • Internal lighting
- • **Inground self-cleaning system no longer operational

Relevant Documents

Links

[Contract For Sale](#)

http://reawebbooks.com.au/gittoes/module_resources/pdf_module/1330/66_EUL14JOH-Contract.pdf

[Rental Appraisal Letter](#)

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 a 10 minute 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 Park 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.

Edogawa Commemorative Gardens & Regional Art Gallery: - Gosford formed a Sister City Agreement with Edogawa Japan in 1988. A gift from Edogawa, the Garden was officially opened in 1994 and has been designed in accordance with the original principles of the Japanese Heian (700AD) period.

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 - Arundle 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
- • Orchid - Asian Cuisine
- • Relish Brasserie & Grill
- Indian Spicy Affair

Cafes:

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

Transport:

-
- • Bus Stop - Eulalia Ave before Dunn St - 52m
- • Gosford train station - 3km drive to Gosford Station
- M1 Pacific Motorway - 9.6km

Recreation:

- - Gosford Swimming Pool - 1.3km
- - Gosford Foreshore - 1.5km
- - Pioneer Park - 750m
- - Hylton Moore Oval - 2.3km
- Plus Fitness East Gosford - 2.2km

About Us



property sales
award winner 2019

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Agency of the Year

Suburb: Gosford NSW



property sales
award winner 2019

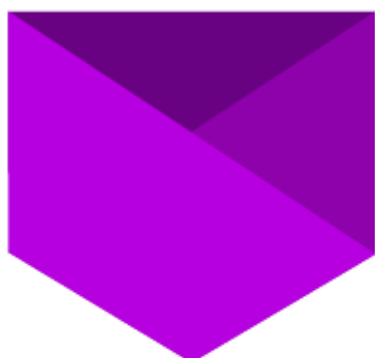
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Agency of the Year

Suburb: East Gosford NSW

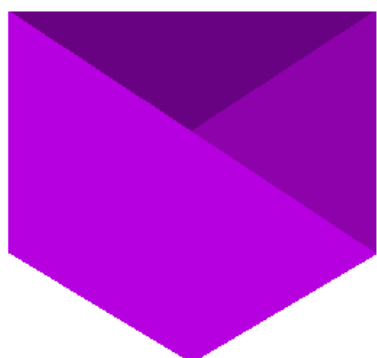




2018

**AGENCY
OF THE YEAR**
AWARD WINNER

EAST GOSFORD NSW



2018

**AGENCY
OF THE YEAR**
AWARD TOP #5

CENTRAL COAST

STEPHEN GITTOES



Over the past 27 years, Stephen has sold properties all over the Central Coast from units to farms and luxury waterfronts.

Stephen started his real estate career in 1983 as a Property Officer in Sydney's Kings Cross and after winning sales awards as a Sales agent in Mosman, he moved to the Central Coast in 1989 with his wife and best friend, Christina, where they established their original East Gosford real estate business, and they are still here today.

A skilled communicator, negotiator and sales agent, Stephen has in excess of 2500 property transactions to his name and still has the drive, passion and enthusiasm he had when he started his career in real estate in 1983.

Stephen leads a very experienced and passionate team specialising in the marketing and management of waterfront, acreage and residential properties.

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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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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, café 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.