



2/29 Frederick Street, East Gosford

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## Sale & Property Details

Inspection [By Appointment or Click Here](#)

Sale \$500,000 - \$550,000

Council \$1140.64 p/a

Water \$870.14

Strata \$605.52 p.q

Potential Rental: \$480 p.w

## Words That Describe This Property

Complex of 4 Units

Two-Storey

Central Location

2/29 Frederick Street, East Gosford

Ideal Investment

Contemporary Townhouse

Close to Shops & Cafes

### Location Map



### Other Views



## Description

### Contemporary Design & Ideal Location

Positioned in a small complex of just 4 units, and in arguably one of the most desirable streets, this contemporary townhouse is designed for easy low maintenance living.

The many quality features include high ceilings, polished timber flooring, a well-appointed kitchen and an air-conditioned, light-filled, open plan living space that opens to a long balcony with a sunny northerly aspect.

The design is impressive with 2 good sized bedrooms, one upstairs and one downstairs, each with their own full bathrooms, there is also good storage space and a study or utility room. A tandem garage provides drive-through access to the rear courtyard, which can accommodate a small boat or trailer.

This property is situated within walking distance of the Gosford Sailing Club and waterfront, East Gosford shops, schools and buses.

## Relevant Documents

### Links

#### [Contract](#)

[http://reawebbooks.com.au/gittoes/module\\_resources/pdf\\_module/1312/41\\_FRE2.29BOY-Contract.pdf](http://reawebbooks.com.au/gittoes/module_resources/pdf_module/1312/41_FRE2.29BOY-Contract.pdf)

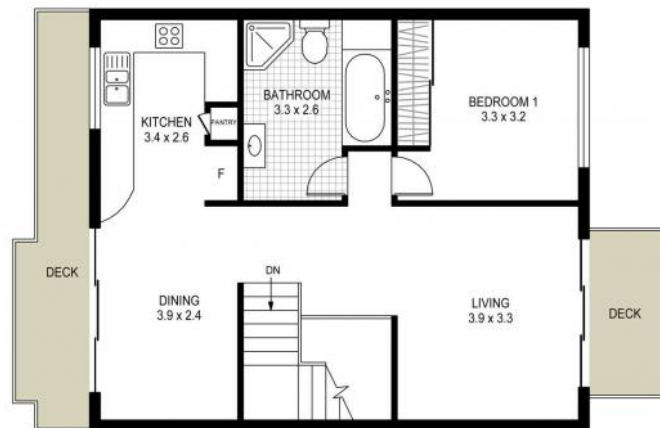
#### [Rental Appraisal Letter](#)

[http://reawebbooks.com.au/gittoes/module\\_resources/pdf\\_module/1311/76\\_RentalAppraisal-2.29FrederickStreetEastGosford.pdf](http://reawebbooks.com.au/gittoes/module_resources/pdf_module/1311/76_RentalAppraisal-2.29FrederickStreetEastGosford.pdf)

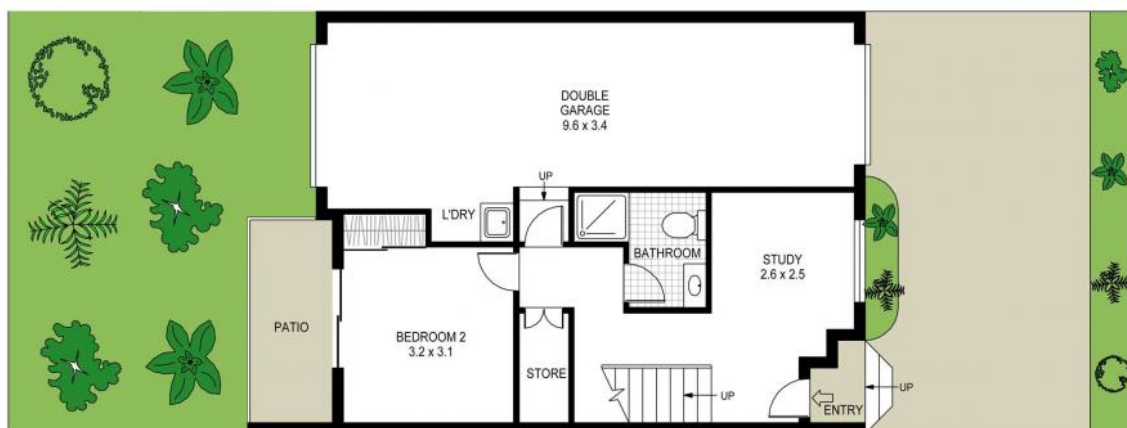
#### [Buying a Home Fact Sheet - OFT](#)

[http://reawebbooks.com.au/gittoes/module\\_resources/pdf\\_module/557/75\\_OFT-BuyingaHome.pdf](http://reawebbooks.com.au/gittoes/module_resources/pdf_module/557/75_OFT-BuyingaHome.pdf)

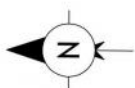
## Floor Plan 1



LEVEL 1 FLOOR PLAN



GROUND FLOOR PLAN



2-29 FREDERICK STREET

Disclaimer: This information has been provided to us from the vendor and or their conveyancer or solicitor, no guarantee is given in respect of its accuracy. Any person viewing this information should make their own enquiries and only rely on those enquiries.



## Location & Lifestyle



A trendy and exclusive coastal hub, East Gosford / Point Frederick is located only 5 minutes' drive from the Gosford CBD. For commuters, Sydney CBD is 1.5 hours' drive away.

The sought-after suburb has a friendly boutique vibe, with an abundance of cafes, restaurants and general 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 5 minute drive away and contains over 330 stores.

Local schools are just a few minutes away - 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 and baseball 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 EAST GOSFORD

Schools:

Gosford Pre-school - Waratah Street, East Gosford  
Chertsey Public K-6 - Willow Road, Springfield  
St Patricks Catholic K-6 - York Street, East Gosford  
Gosford East Public K-6 - Cnr. York & Webb Street, East Gosford  
Central Coast Adventist P-12 - Penrose Crescent, Erina  
Erina High 7-12 - Ernest Street, Erina  
St Joseph's Catholic Girls 7-12 - Russell Drysdale Street, East Gosford  
St Edward's Christian Brothers' College 7-12 - Frederick Street, East Gosford  
Central Coast Grammar K-12 - Arundel Road, Erina Heights

Shopping:

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

Restaurants:

Saigon Bites - Vietnamese Restaurant  
Michaels - Italian Restaurant  
Orchid - Asian Cuisine  
BamVino - Pizza, Wine & Deli  
Various restaurants located with Erina Fair

Cafes:

Point Cafe; - Japanese Garden  
Oomph Cafe  
Expresso Cafe  
Billabong Patisserie  
Cafe; Jam  
Various cafes located within Erina Fair

Recreation:

Gosford Swimming Pool  
Erina Ice Arena  
Flip Out Gosford  
Hylton Moore Oval  
Gosford Sailing Club & Waterfront

## Surrounding Sales Evidence

	Address	Beds	Baths	Cars	Sold Date	Size	Sold Price
1	1/29 Frederick Street, East Gosford	3	2	2	Nov 2018	sqm	\$590,000
2	3/54 Frederick Street, Point Frederick	3	2	1	Dec 2018	sqm	\$550,000
3	3/38 Melbourne Street, East Gosford	3	2	1	Oct 2018	sqm	\$550,000
4	2/33 Webb Street, East Gosford	2	1	1	Sep 2018	sqm	\$550,000
5	3/12 Victoria Street, East Gosford	3	2	1	Oct 2018	sqm	\$545,000
6	1/45 Webb Street, East Gosford	3	2	1	Nov 2018	sqm	\$530,000

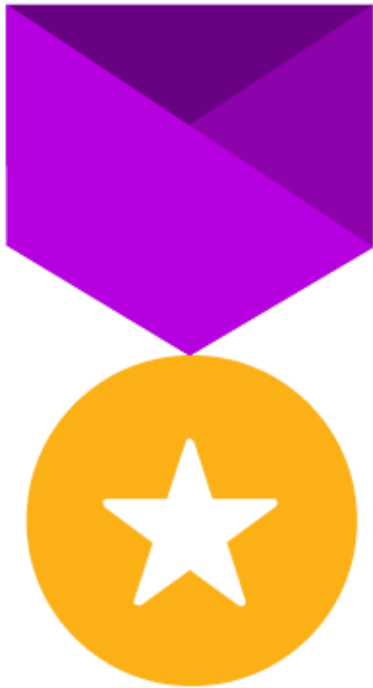


## About Us



**ratemyagent**®  
2018  
**AGENT  
OF THE YEAR**  
AWARD WINNER

**EAST GOSFORD NSW**

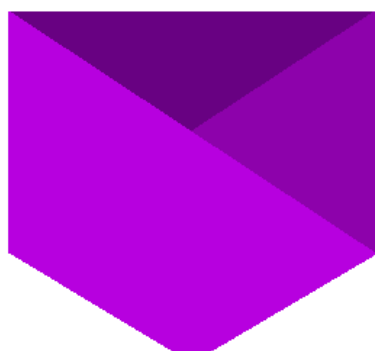


**ratemyagent**®

2018

**AGENCY  
OF THE YEAR  
AWARD WINNER**

**EAST GOSFORD NSW**



2018

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

**CENTRAL COAST**

TRENT MULLEN





Trent Mullen commenced his real estate career in 2006, and has worked his way up to become the leading agent in East Gosford.

An enthusiastic and high-performing real estate professional, Trent is a standout achiever and was awarded 19th place nationally in the REB Young Gun Awards for 2015.

Trent's negotiation skills, product knowledge and easy rapport with clients makes him the perfect choice to handle your property transactions.

His ambition to continue being a leading agent in his area and his reputation for making his clients feel comfortable and at ease, has won him the #1 most recommended agent In East Gosford 2015 ([ratemyagent.com.au](http://ratemyagent.com.au))

Trent is a hardworking and trustworthy agent who is highly skilled in negotiation, confident in his knowledge of the property market and has a passion for real estate.

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**KHAN MORRIS**





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## GITTOES TEAM

Welcome to Gittoes - Leaders in Property

A new era with 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 now 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 property owners to experience a new direction and our innovative approach to property with a view to obtaining an updated market appraisal today.

Call in to meet the Gittoes team in the main shopping centre at 61 Victoria Street East Gosford or call us today to guide you in the best way to manage your property portfolio.

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.