



3 Lanewood Court, Green Point

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Property Video



[Watch Video](http://youtube.com/watch?v=D5f5wVOeiBg)

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Sale & Property Details

Price \$850,000 - \$900,000

View By appointment or [Click Here](#)

Land 615m²

Internal Floor Area 203m²/ 21.85 squares

Council Rates \$1,444.27p.a

Age Approx. 25 years

Potential Rental Return \$710 - \$720p/w

Zoning R2

Words That Describe This Property

Convenient Location

Well Appointed

Perfect Aspect

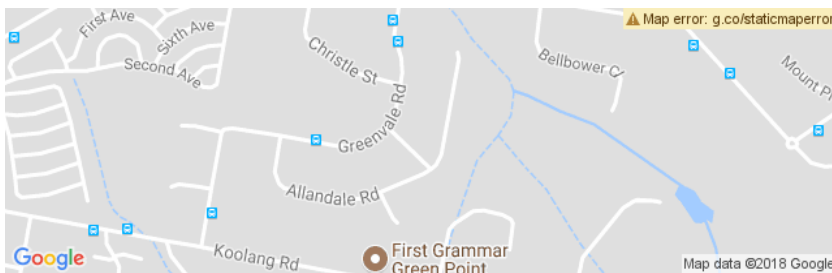
3 Lanewood Court, Green Point

Low Maintenance

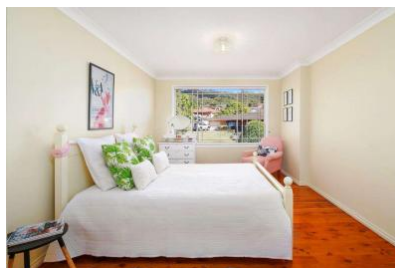
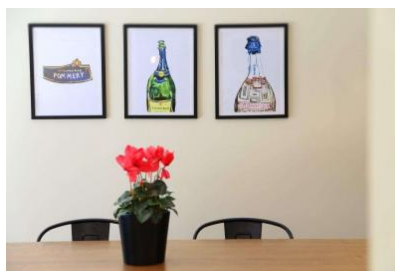
Quality Presentation

Quiet & Private Setting

Location Map



Other Views



Description

Family Friendly Home & Charming Presentation

This inviting family home will captivate you from the moment you step inside. Positioned on a level 615sqm block, in a quiet and family friendly neighbourhood, this stylish residence offers a variety of formal and informal living areas.

Downstairs you will find a living room and a separate study, an open plan kitchen and dining and a large lounge room with access to the double garage and laundry/bathroom. Upstairs there is an open family room, the main three way bathroom, four good sized bedrooms – three with built-in robes, whilst the master bedroom has a walk-in robe and ensuite.

Entertaining all year round is made easy with a covered alfresco area looking out to the swimming pool and level yard with a solid cubby house, where children can play.

This is an excellent family friendly home located within walking distance of shops and a bus stop with Erina Fair, local beaches and Gosford CBD all just a short drive away.

Relevant Documents

Links

[Contract for Sale](#)

http://reawebbooks.com.au/gittoes/module_resources/pdf_module/469/24_CONTRACTFORWEBBOOK.pdf

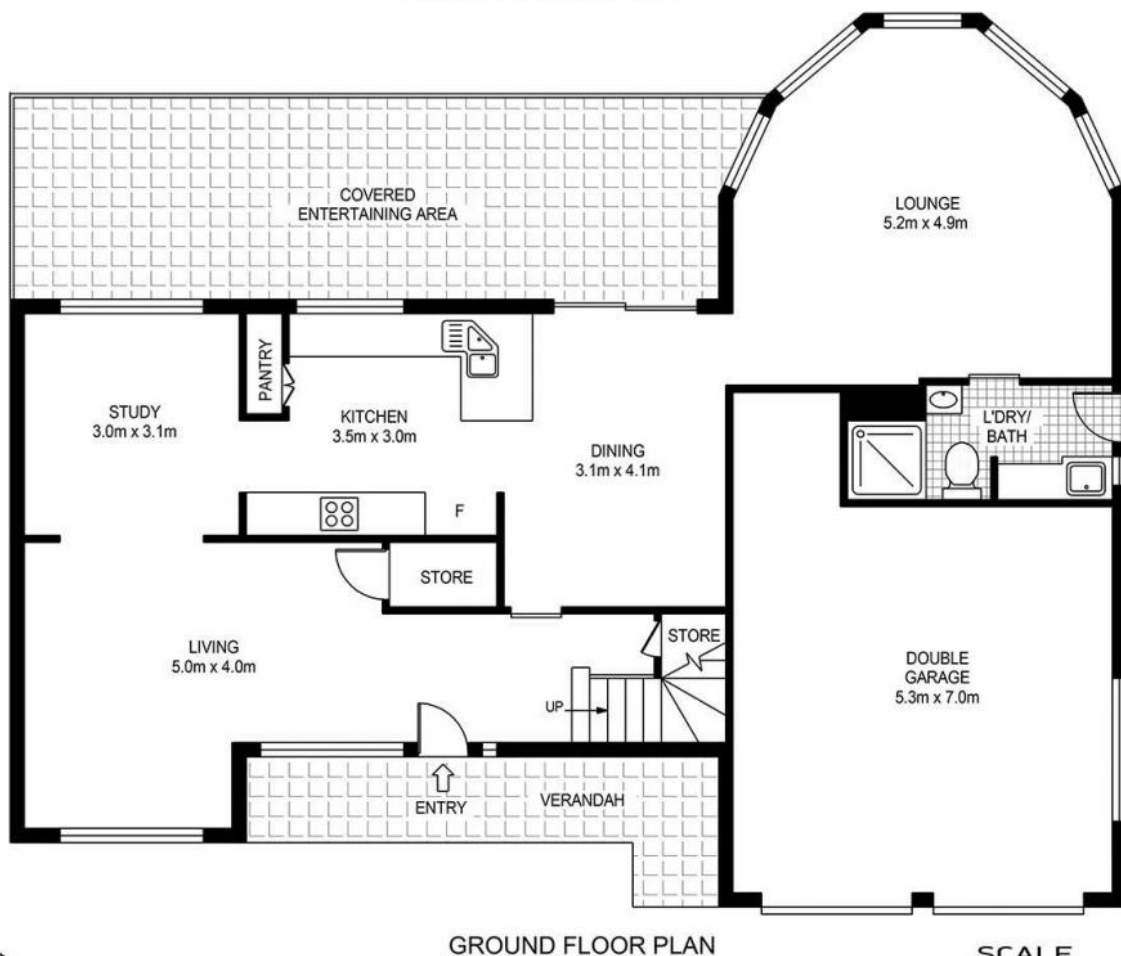
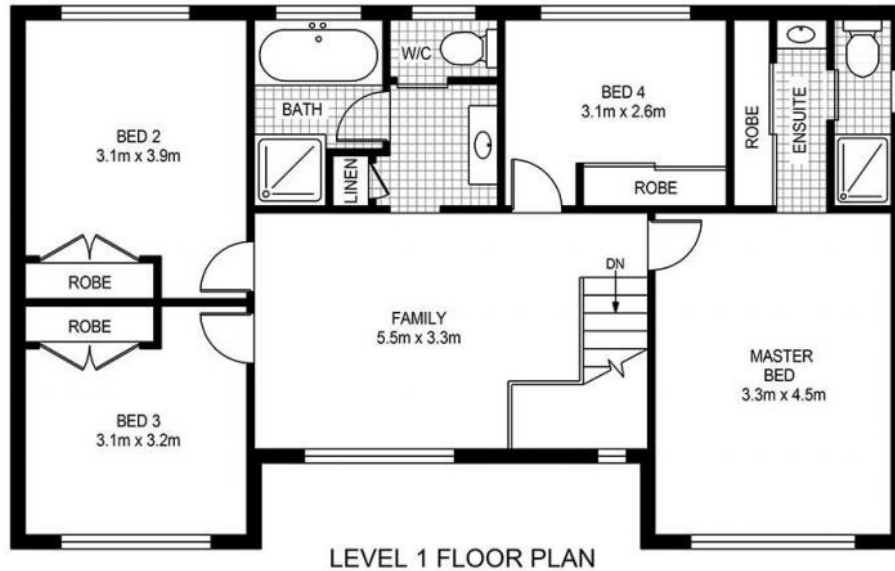
[Rental Appraisal Letter](#)

http://reawebbooks.com.au/gittoes/module_resources/pdf_module/467/46_3LanewoodCourtGreenPoint.pdf

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

http://reawebbooks.com.au/gittoes/module_resources/pdf_module/557/75_OFT-BuyingaHome.pdf

Floor Plan 1



3 LANEWOOD COURT, GREEN POINT

Disclaimer: Dimensions are approximate. We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations



Internal Area : 172 sq.m.
External Area : 37 sq.m.
Garage Area : 31 sq.m.

Floor Plan 2



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SCALE
0 1 2 3 4m



Internal Area : 172 sq.m.
External Area : 37 sq.m.
Garage Area : 31 sq.m.

Green Point Quarterly Marketplace Report



Location & Lifestyle



GREEN POINT

Green Point has become an ever more popular location due to its position between the Coast's beaches, Gosford CBD and Erina Fair Shopping Centre. The Green Point community is a mixture of young families with children, professional couples and older retirees.

SCHOOLS

- Green Point Christian College K-12 – Avoca Drive, Green Point
- Seventh Day Adventist School K-12 – Penrose Crescent, Erina
- Central Coast Grammar School K-12 – Arundel Road, Erina Heights
- Woodport Public School K-6 – The Entrance Road, Erina
- Erina High School 7-12 – The Entrance Road, Erina

SHOPPING

- Green Point Village – Avoca Drive & Sun Valley Road (Includes Coles, Bakery, Butcher, Restaurants, Chemist, Medical Centre and other amenities)
- Aldi Green Point – Avoca Drive

- Erina Fair Shopping Centre – Karalta Road, Erina

RESTAURANTS & CAFES

- Audrey's Italian Restaurant & Cafe – within Green Point Village
- Boon's Thai & Bakehouse Café - within Green Point Village
- Numerous Restaurants, Cafes and Take-away venues in and around Erina Fair Shopping Centre

TRANSPORT

- Bus Stop – Sun Valley Road – 450m
- Gosford Train Station - 6.8km drive
- M1 Pacific Motorway - 12.5km drive

RECREATION

- Waterfront/ Boat ramp
- Basketball courts
- Kincumba Mountain Reserve
- Terrigal & Avoca Beach approx. 14-18 mins drive

About Us

Blake Stretton



With boundless enthusiasm and a desire to learn and to further improve his understanding and knowledge of the local property market, Blake is committed to the Real Estate industry for the long term.

His love of all things technological means that he is always up to date and ensures that he maintains excellent communication with his clients, whilst helping them to achieve the best result, whether it be in selling or buying a property.

His cheerful demeanour, self-motivation and willingness to help wherever he can, is evident not only to his real estate clients, but to all who have dealings with him.

P 02 4302 1725

M 0432 041 211

E blakes@gittoes.com.au



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, 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 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.