



45/91-95 John Whiteway Drive, Gosford

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## Words That Describe This Property

Uninterrupted water views

Sixth floor location

Great communal facilities

45/91-95 John Whiteway Drive, Gosford

Spacious

Light & bright

Close to shops & transport

### Location Map



### Other Views



## Description

### A Quality Building & Uninterrupted Water Views

Located within the Panorama Towers complex, this apartment with secure gated and intercom entry, showcases uninterrupted Brisbane Water views and offers 'residents only' access to facilities including a swimming pool, BBQ area and gardens.

Situated on the sixth floor with lift access, the apartment has an open plan living and dining room overseen by the adjoining quality kitchen, equipped with an electric cooktop and dishwasher. Step out from the living areas to a covered balcony to really appreciate the water view.

Both bedrooms have built-in wardrobes, the master bedroom also has an ensuite with a bathtub. Extras include, reverse cycle air conditioning, internal laundry, linen and storage cupboards and NBN to the premises. The bedrooms and living areas are carpeted. There is also a study area that can also be converted into a third bedroom. The apartment is light and bright with windows on either side of the living space, ensuring good cross-ventilation.

Within walking distance of Gosford CBD, train station, restaurants, cafes and transport, this secure apartment offers great convenience.

## Sale & Property Details

Sale Just Listed

View [By appointment](#) or [Click Here](#)

Strata manager Your Management Centre - 02 4323 6882

Maintenance Caretaker on-site Mon - Fri 6:00am - 11:30am

Council \$1042.00 p.a

Water \$620.24 p.a

Strata \$986.00 p.q

Capital Works Fund Over \$400,000

Number of Units 75

Level 6

Potential Rental \$380 - \$400 p.w

## Relevant Documents

### Links

[Contract](https://reawebbooks.com.au/gittoes/module_resources/pdf_module/1913/72_JOH45.91COL-ContractforWebBook.pdf)

[https://reawebbooks.com.au/gittoes/module\\_resources/pdf\\_module/1913/72\\_JOH45.91COL-ContractforWebBook.pdf](https://reawebbooks.com.au/gittoes/module_resources/pdf_module/1913/72_JOH45.91COL-ContractforWebBook.pdf)

[OFT - Buying a Home](https://reawebbooks.com.au/gittoes/module_resources/pdf_module/557/75_OFT-BuyingaHome.pdf)

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[Rental Appraisal Letter](https://reawebbooks.com.au/gittoes/module_resources/pdf_module/1914/3_RentalAppraisal-45.91JohnWhitewayDrive.pdf)

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Floor Plan 1



Floor Plan 2



## Location & Lifestyle



### GOSFORD

Gosford currently has a number of major projects planned which will transform the city's skyline and create significant revitalisation of the CBD.

With Rumbalara Reserve on its eastern border and Brisbane Water to the city's south, Gosford CBD is a commercial and community precinct. Some places of interest include Kibble Park, William Street Mall, Gosford City Library, the Imperial Centre, the Gosford Town Shopping Centre and a full range of shops, cafes, banks and services.

### AROUND GOSFORD

Schools:

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- • Gosford Selective High School - Racecourse Road, Gosford
- • St Edward's College - Frederick St, East Gosford
- • St Joseph's Catholic College - Russell Drysdale St, East Gosford
- • Gosford Public School - Faunce St West, West Gosford
- • St Patricks Catholic K-6 - York Street, East Gosford
- • Gosford East Public K-6 - Cnr. York & Webb Street, East Gosford
- • Hunter Institute of TAFE - Henry Parry Drive, Gosford

Shopping:

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

Restaurants:

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- • Fish Dining - Masons Parade, Gosford
- • Coast Bar & Restaurant - Dane Drive Gosford
- • Michaels Family Restaurant - Victoria Street, East Gosford
- • Pinocchio's Wine & Pizza Bar - William Street, Gosford
- Byblos Restaurant & Bar - Donnison Street, Gosford

Cafes:

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- • Tommy's Cafe; - Gertrude Place, Gosford
- • Eat Street Cafe; - Masons Parade, Gosford
- • Oomph - Gumtree Lane, East Gosford
- • Cafe; Jam - Victoria Street, East Gosford
- Body Fuel - William Street, Gosford

Transport:

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- • Bus Stop - 650m (Henry Parry Drive, Gosford)
- • Train - 1.2km (Gosford Station)
- M1 Motorway - 8.1km (Somersby Interchange)

Recreation:

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- • Rumbalara Reserve
- • Gosford Olympic Pool
- • East Gosford skate park and sporting ovals
- Gosford Waterfront

## Surrounding Sales Evidence

	Address	Beds	Baths	Cars	Sold Date	Size	Sold Price
1	6/71-73 Donnison Street West, Gosford	2	2	1	May 2019	sqm	\$550,000
2	15/91-95 John Whiteway Drive, Gosford	3	2	2	May 2019	sqm	\$570,000
3	37/91-95 John Whiteway Drive, Gosford	3	2	1	Apr 2018	sqm	\$575,000
4	50/91-95 John Whiteway Drive, Gosford	2	2	2	Jul 2019	sqm	\$581,000



# Purchasing Steps

## 6 STEPS TO BUYING A HOUSE

Purchasing residential real estate can be a very exciting process, however it can also be a confusing time for the prospective buyer. As you may already be aware, different agencies usually have different sets of rules and standards, so we would like to inform you of the general buying process.

Property owners receive all types of interest - some genuine, some not. Some people submit offers to test the possibility of sale, but do not actually stay true with their offer.

This can lead to frustration and concern for the owners as they try to assess who is actually a genuine buyer. The best way to present a strong offer on any property is to follow the steps below that allow you to understand what is required in preparation.

Allowing you to put forward your strongest purchasing proposition to the agent. All offers must be presented to the owner in writing and all purchase details correct for filling in the contract for signing.

### STEP 1 - PROVIDE AGENT WITH YOUR FULL DETAILS SUCH AS:

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- • The actual purchase price you will be paying for the property.
- • The method by which you choose to pay the 10% deposit. eg. EFT, Cheque, bond or other.
- • The settlement period that you require or the vendor has stipulated.
- • The name of your chosen Solicitor or Conveyancer.
- • The name of your bank or financial lending institution.
- Any special conditions or requests that you may have so that we can inform the vendor (property owner).

### STEP 2 - CONFIRM YOUR TIME FRAME AVAILABLE TO DO ANY INVESTIGATIONS

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- Find out if the property has a deadline on it, such as auction or other offers from interested parties.

### STEP 3 - DECIDE IF YOU ARE GOING TO OBTAIN A PEST & BUILDING REPORT

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- Before you purchase any property - in particular a new home - it is important that you receive a copy of a Pest and Building Report from a qualified inspector. Please note that this report is a complete list of defects of the home, and is very different from the feature brochure that you receive from our agency. Most people are shocked with the report they receive on the home, and most times misinterpret the report, e.g. the home is 34 years old and is in need of new roof tiles. Roof tiles last approximately 35 years and need replacing on every home of that age. The point to remember here is that all homes at one time or another require maintenance, and that this is known as a capital improvement.

### STEP 4 - NOTIFY YOUR BANK OF YOUR PURCHASE ADDRESS & DETAILS

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- A pre-approval of finance from your bank or lending institution needs to be in place before safely proceeding with your property purchase, however many banks will approve you in principle yet may require a valuation. Don't be alarmed if your bank or lending institution request a valuation by a registered property valuer. This is normal practice of lending institutions, and serves as confirmation of the agreed sale price. If you are intending to buy at auction, all the above-mentioned must be in place. Auction day is final. If you turn up to bid and you are the highest bidder past

the reserve price (on-the-market price) you are the instant owner awaiting settlement of the property.

STEP 5 - DON'T FORGET TO INCLUDE STAMP DUTY FUNDS IN YOUR FINAL NUMBERS

STEP 6 - MEET WITH THE AGENT AND PROVIDE ALL DETAILS FOR SIGN OFF WITH THE OWNER

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- Once agreement on price, settlement, conditions, etc has been reached with the vendor the sale can proceed.

An exchange of contracts is the only way to actually buy or sell real estate. This is achieved by signing the contract of sale which is then processed by the agent with all legal parties. In Summary Preparation is the key. Understand the steps of sale and have everything in place is imperative to reaching your property goals. Whether you are considering purchasing this property or another in the near future and in need of advice, please feel free to contact myself or any of our team with questions that you may have.

We are available to assist you.

## About Us



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**City: Central Coast NSW**



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# Agent of the Year

Suburb: Gosford NSW



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award winner 2019

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# Agency of the Year

Suburb: Gosford NSW



RICHARD FAULKNER





With a passionate approach to his work, Licensed Real Estate Agent Richard Faulkner exemplifies a hard-working and committed agent.

His extensive local knowledge, his great negotiation skills and his ability to connect a buyer to their new home, is second to none.

A Central Coast resident of 20 years, Richard loves the wonderful family-orientated lifestyle the Coast has to offer. Being a volunteer lifeguard and the father of four beautiful children, he and his wife take great pride in taking part and being involved in many local community activities.

Richard is a positive and energetic professional who loves to travel and is quite adventurous. He is a qualified international Scuba Diving instructor and he also holds a Business Diploma.

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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.