

**63/91-95 John Whiteway Drive, Gosford, NSW, 2250 Raine&Horne.**

## **Apartment For Sale**

Friday, 6 December 2024

63/91-95 John Whiteway Drive, Gosford, NSW, 2250

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



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## SPACIOUS | POSITION

### THE PROPERTY

Premiere located on the fringe of Gosford CBD, within easy walking distance to Gosford waterfront and CBD precinct, this premiere apartment is positioned on Level three, and boasts a spacious flexible layout and offers fantastic privacy, giving the occupant endless opportunity to create their ultimate living space. With lovely gardens surrounding, and filtered water views, Apartment 63 at Panorama Towers could be your very own summer pad, the perfect place to kick back.

Features include:

- Functional layout utilising space and an abundance of natural light
- Two spacious bedrooms, with built in robes
- Separate living space/study/third bedroom
- Large master bedroom with ensuite bathroom
- Separate kitchen with modern appliances, and ample cupboard space
- Floor to ceiling windows with an East/West aspect
- NBN connectivity + Reverse cycle A/C
- Secure covered parking space
- Ample visitor car parking available
- Outdoor resort style pool and BBQ area

### THE AREA

Gosford is the regional centre and business capital of the Central Coast. Bustling with shops and cafes, home to high end business, and absolutely picturesque with our waterfront foreshore, Gosford is growing at a rate of knots, and this is your chance to buy into a young, vibrant and growing area. Gosford offers many job opportunities; presented by Gosford public & private hospitals, Australian Tax Office, NSW Department of Finance, Newcastle University, Gosford TAFE - and we also play a vital role in helping 40,000 commuters get to Sydney CBD, each and every day. These factors make Gosford a fantastic option when looking to move or invest.

### WHY YOU SHOULD BUY THIS HOME

From impeccable presentation to the spacious floor plan, this stunning apartment has so much to offer. Panorama Towers is positioned on the high side of John Whiteway Drive and provides more than just your stereotypical apartment style living.

### THE DETAILS:

Strata Levies: \$1,228.00 pq

Council Rates: \$271.00 pq

Water Rates: \$205.00pq (Averaged - On Usage)

Rental Potential: \$480.00 - \$500.00p/week

Land/Unit Size: 166m<sup>2</sup> Total

Aspect: South/West

Density: 75 Apartments

Age: 33 Years (1989 Built)

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