

**17 Range Road, North Gosford, NSW, 2250**



**House For Sale**

Monday, 20 January 2025

17 Range Road, North Gosford, NSW, 2250

**Bedrooms: 6**

**Bathrooms: 5**

**Parkings: 3**

**Type: House**

## **A unique investment opportunity not to be missed**

If you're in the market for an investment property that pays for itself or a versatile home that caters to multi-generational living, this unique setup is ideal. Three completely self-contained 2-bedroom dwellings comprise this 729 sqm block in North Gosford, that currently generates a combined rental income of \$1650 pw.

Each of the three dwellings are north-facing and well-appointed with 2-bedrooms, full kitchens, ensuite bathrooms, built-in robes, internal laundries and ample living and storage space.

Conveniently located just minutes from Gosford's CBD and all local amenities, you'll find Gosford Hospital, Gosford Train Station, schools, shops and restaurants, all within a 2km radius.

- Large 729sqm block with three 2-bedroom dwellings
- Main residence offers the flexibility to be utilised as a 4-bedroom, 3-bathroom home or two separate self-contained 2-bedroom units
- Each dwelling has its own kitchen, bathroom, living area and laundry
- Private driveway with security gate. Main residence, middle residence and rear unit have off-street parking
- Walking distance to Gosford Hospital, schools, shops and public transport. 10 minutes to the M1 Motorway, and less than 20 minutes to Terrigal Beach
- Potential to earn a combined rental income of \$1650 pw for all three residences
- Water Rates \$1146.75 PA
- Council Rates \$2509.34 PA