

501/25 Mann Street, Gosford, NSW, 2250

Professionals

Unit For Sale

Tuesday, 19 November 2024

501/25 Mann Street, Gosford, NSW, 2250

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Unit



Lilian Dukovski
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Rare opportunity! Beautiful water views!

Positioned on the 5th floor of the prestigious Merindah Apartments, this stylish and spacious 3-bedroom apartment is the perfect opportunity for both owner-occupiers and investors alike. Offering a harmonious blend of modern living, stunning views, and a prime location within the vibrant Gosford CBD, this is an exceptional chance to secure a home in one of the Central Coast's fastest-growing areas.

Key Features:

- Prime CBD Location: Enjoy the convenience of being steps away from waterside parks, shops, cafes, restaurants, and major transport links including Gosford train station, ensuring easy access to Sydney and surrounding areas
- Stunning Water Views: Gaze over the sparkling waters of Brisbane Waters from the large, covered balcony, making this an ideal space for relaxing or entertaining
- Modern, Functional Design: The apartment boasts a generous floorplan with high-end finishes throughout. Three spacious bedrooms, all with built-in robes and a master with an ensuite, provide a comfortable and private retreat
- Stylish Kitchen & Living: The sleek, modern kitchen is equipped with premium new appliances and seamlessly flows into the open-plan lounge and dining area, perfect for both daily living and entertaining guests
- Air-conditioning & Secure Building: Enjoy year-round comfort with air-conditioning, while the secure building and two secure car spaces offer peace of mind
- Additional Storage: A convenient storage cage provides extra space for belongings
- Secure 2-Car Parking: Two secure spaces for added convenience

Property Overview:

- Internal Size: 125m²
- Aspect: West-facing with magnificent water views
- Strata Fees: Approx. \$1,900 per quarter
- Council Rates: Approx. \$1,100 annually
- Year Built: 2020
- Current Rent: \$700 per week

About Gosford: Gosford is the economic and cultural hub of the Central Coast, home to major businesses, educational institutions, and healthcare services. The area is rapidly developing, with significant infrastructure improvements underway, making it an ideal location for investment. With its picturesque waterfront setting, vibrant community, and proximity to major employers like Gosford Public and Private Hospitals, the Australian Tax Office, Newcastle University, and TAFE, this is an area primed for future growth.

This property offers a private sanctuary without compromise on comfort or convenience. Call Lilian on 0424 404 240 or Andrew on 0466 971 120 to arrange a private appointment.

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