



GOSFORD
15 Sinclair Street

4  1  1 

Is There A Doctor In The House?

Hurry for this absolute "Location Plus Property".

One family's ownership for 50 years and Boasting 809M2 (Subject to survey)- this home will attract the attention of many looking at capital growth potential guarantees.

The Quality Brick residence Boasts 4 good sized bedrooms – the main with built-ins, 2 Lounge rooms and a fully renovated kitchen.

Development Potential (Subject to Council) will assist the savvy owner/investor long term, with R1 Zoning and superb near level land and North facing aspect complete with In-Ground fully approved concrete pool.

Located one street back to Gosford's general hospital and local NEW Public Utility Upgrades including the nearby ATO and NSW Treasury.

With well over a billion dollars in further local Residential Complex builds approved and starting in the interim, Gosfords' future as a "stand alone Satellite suburb to Sydney, 30 mins north on the M1" is a certain.

For the Golf enthusiast too, the walk is a simple one, with or without the golf clubs and also again one street over to the fairway.

Other features;

- Future/Current and even further demand for hospital medical staff housing.


(Gout upgrade \$500 + Mil almost complete)

- Potential for apartments, boarding house or shop top housing (STCA)
- Rental potential on the existing dwelling is high with locational aspects

Property ID:	L856208
Property Type:	House
Garages:	1
Land Area:	809.0 sqm

AGENT

David Nichols

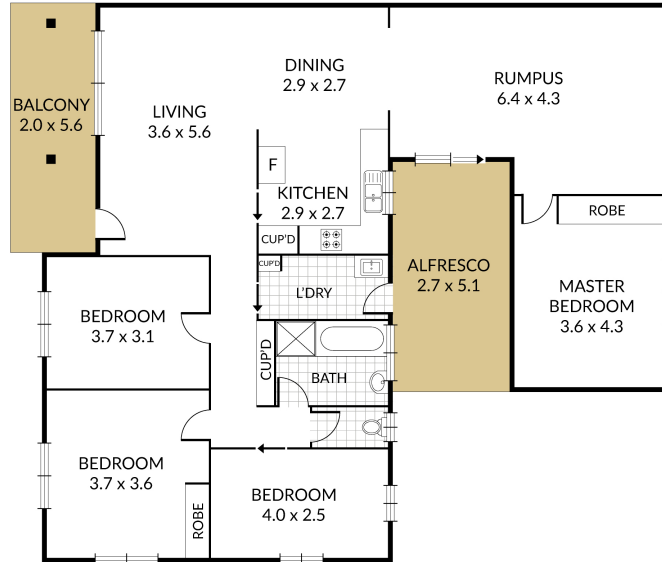
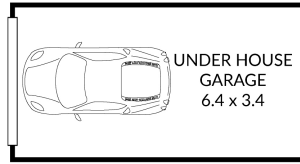
 0412696985

 david.nichols@gosford.rh.com.au

- General Council rates approximately \$320 per quarter.
- New 3rd Hospital (2nd Large Local Private Hospital) Now proposed nearby at the old Energy Australia site nearby will only further add value to this very lucrative patches potential, capital value.

Inspections should be a must for all so hurry in to get a look at this unique property.

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Internal 133m² External 47m² Total 180m²

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