

# WELCOME HOME!

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**Property Type:** House

**60 Gilford Street,**

**Kariong**

SOLD FOR: \$808,000

Beds: 3

Baths: 1

Garage: 1

Land Size: 354m<sup>2</sup>

## Property Description

Sure to impress with its comfortable, low maintenance design, this beautifully presented home is brimming with charm and is positioned to enjoy the convenience of an excellent Karingong location. Superbly presented with a well-crafted floorplan, style and comfort are very much top of the agenda here.

- Spacious open plan single level home
- Built in robes to all bedrooms
- Good sized kitchen with dishwasher and breakfast bar
- Huge open plan living / dining space
- Air conditioning and natural gas heating
- Freshly painted throughout with new downlights
- Single lock up garage
- Paved outdoor entertaining area
- Neat background with room for kids swing set or trampoline
- Torrens Title - No Strata Fees

Council rates: \$1,415.27pa

Water rates: \$994.02pa

Potential rental: \$550.00 per week

Disclaimer: Every care has been taken to verify the accuracy of the information contained in this document, but no warranty (either express or implied) is given by George Brand or its agent as to the accuracy of the contents. Purchasers should conduct their own investigations into all matters relating to the purchase of the property.

## Property Inclusions

Freshly painted throughout with new downlights  
Single lock up garage  
Paved outdoor entertaining area  
Neat background with room for kids swing set or trampoline

## Gallery

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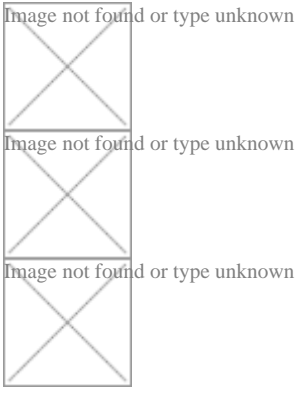
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# Floorplans

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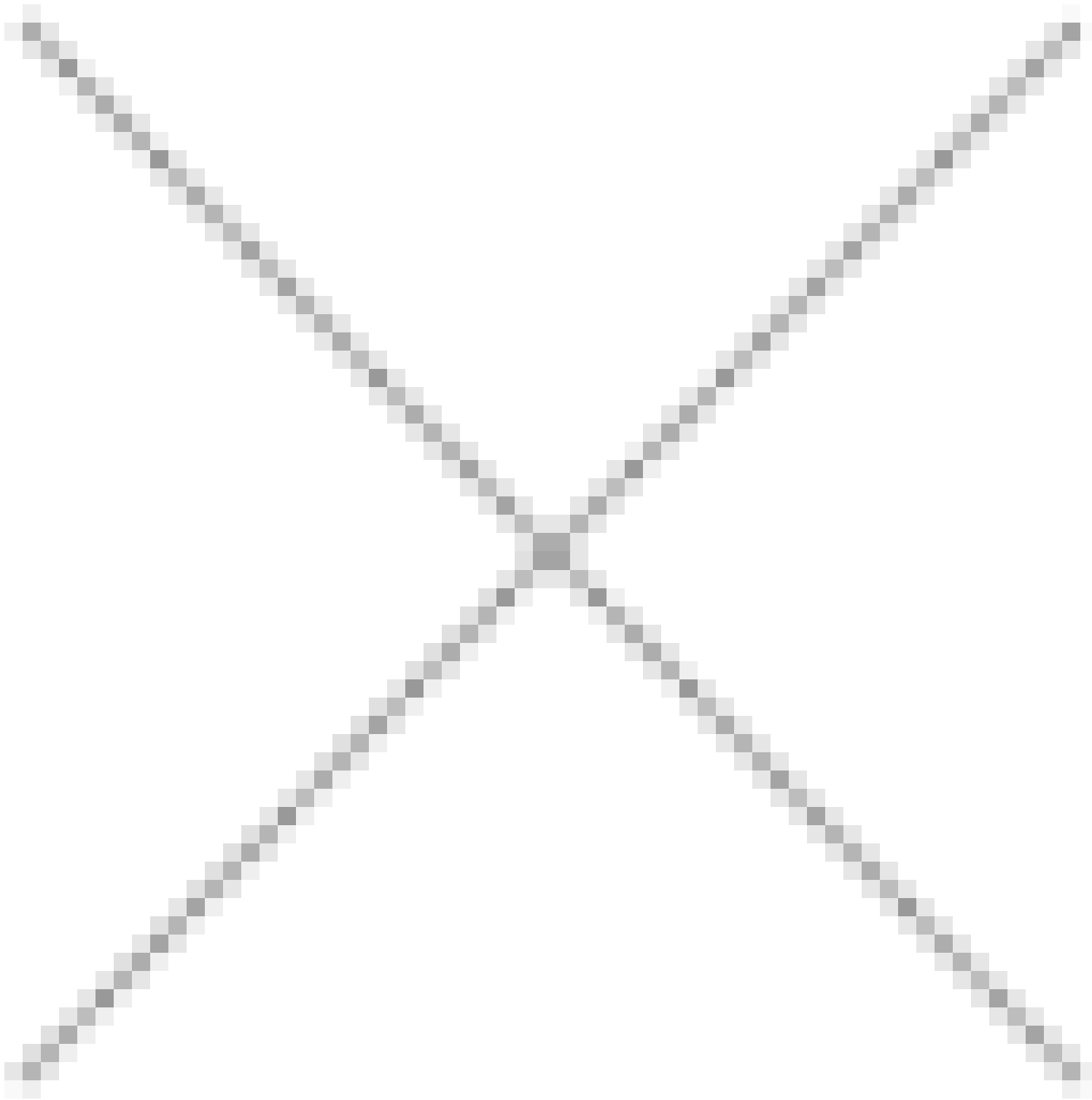


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# Property Video

# Location Map

## Surrounding Sales Evidence

Below are some of the latest results we have achieved for our clients.



Sold: February, 2024 \$808,000

**60 Gilford Street, Kariong**

Beds: 3

Baths: 1

Garage: 1

**Land Size: 354m<sup>2</sup>**



Sold: February, 2024 \$850,000

## 5 Curringa Road, Kariong

**Land Size:** 1452m<sup>2</sup>



Sold: February, 2024 \$850,000

## 135 Langford Drive, Kariong

Beds: 3

Baths: 1

Garage: 1

**Land Size:** 703m<sup>2</sup>



Sold: December, 2023 \$920,000

## 17 Fox Close, Kariong

Beds: 3

Baths: 2

Garage: 2

**Land Size:** 709m<sup>2</sup>



Sold: November, 2023\$850,000

### **13 Whitehead Close, Kariong**

Beds: 3

Baths: 1

Garage: 1

**Land Size:** 418m<sup>2</sup>



Sold: November, 2023\$875,000

### **22 Woy Woy Road, Kariong**

Beds: 4

Baths: 2

Garage: 2

**Land Size:** 493m<sup>2</sup>

## **Property Contract**

**Click to Download**

[Property Contract](#)

## Buying Tips & Advice

[What you Need to Know when Purchasing Buy or Sell First Renovate or Relocate First Home Buyers Guide Buying Property Through Superfunds](#)

## Make an Offer

To make a formal offer on this property, please fill in the form below and we will give you a call to discuss your offer further.

Please note that this written Notice of Offer does not bind either party to an agreement, the buyer may change their mind at any stage up to exchange of contracts with no penalty. Should there be multiple offers of the same figure terms and conditions will be investigated or a second round of offers will be announced.

\* required field

Name:  \*

E-mail:  \*

Phone Number:  \*

Offer:  \*

Settlement Terms/Comments:

## Register for Buyer Alerts

If you would like to join and be kept up to date with all properties suitable coming to the market and even those that are not advertised.

\* required field

Name:  \*

E-mail:  \*

Comments:

\*

Phone Number:

## Suburb Information

**Kariong has proven to be a popular suburb for those who commute to both Sydney and/or Newcastle. It is only a 25 minute drive to Sydney's northern suburbs & with property pricing in the area at a fraction of Sydney's prices it is a very popular & convenient suburb for commuters. This relatively young residential area provides substantial brick homes that cater to all budgets.**

There are also many acreage properties in this district. The famed Somersby Falls is close by as are the great golf courses at Mangrove Mountain & Gosford. The Reptile Park is a popular tourist attraction and is only a short drive from Kariong. In the Kariong village there is a Modern new High school, primary school, shopping centre and sporting complex which cater to a variety of local sporting clubs. It is only a short drive down the hill into Gosford or Woy Woy, providing access to the beautiful Brisbane Waters.

Kariong is the gateway to the Central Coast. The magnificent beaches of Terrigal/Avoca Beach/Umina Beach & many others are only a 15-20min drive. Kariong offers the best of both worlds the unspoilt & enviable Central Coast Lifestyle and the convenience of being within half an hour's drive of Sydney's northern suburbs.

The Sydney/Newcastle M1 Motorway is just a 2 min drive making the trip to Hornsby just under 1/2 an hour. The NOW OPEN & eagerly awaited Northconnex project (linking the M1 to the M2) further emphasises the great convenience & accessibility to our suburb. The commute from Kariong to Sydney & great Sydney is easier than every & the enviable Central Coast lifestyle is closer than you think. We welcome your enquiry, call our friendly team on 02 4340 2424.

## Lifestyle Video

## George Brand Real Estate

George Brand Real Estate began operating in 1970 at Copacabana and has grown into one of the largest and most successful Real Estate networks on the Central Coast. Today we're one of the Central Coast's most successful real estate agencies, with a network of 7 offices covering what has become the Central Coast's most sought after residential corridors of Avoca Beach, Copacabana, Kincumber, Kariong, The Entrance, and Wyee.

We have unsurpassed local knowledge and an enviable track record of success, more sellers, buyers, landlords and tenants trust George Brand with their property transactions.

Whether you're looking to purchase, rent or sell your home our aim is to make your real estate experience as pleasant and successful as possible. All offices strive to deliver the same exceptional service to the same impeccable standard.

Our team of experts can guarantee unrivalled levels of knowledge and market insight to ensure a better real estate experience for you. We sell more than 700 properties per year....that's nearly 2 homes a day and have one of the largest rent rolls on the Central Coast. This means we are speaking with more buyers, investors and tenants than any other agent. Very few buyers on the Central Coast would buy a property without talking to George Brand.

## Agent Details

### Ross McLarty at Kariong

#### Contact Ross McLarty

0412 570 755

02 4340 2424

[ross@georgebrand.com.au](mailto:ross@georgebrand.com.au)

Ross is the Licensee in Charge at George Brand Real Estate Kariong. He has lived in Kariong since 1992 with his wife and two children, which has allowed him to gain extensive local area knowledge. His family love living in Kariong and are actively involved with the Kariong United Football Club, to which George Brand Real Estate Kariong is the major sponsor.

As a professional Real Estate Agent, Ross believes it is essential to fully understand his clients' needs. At the same time it is equally important for his clients to be confident that he has the expertise and experience to gain the highest possible price for their property, with the least inconvenience to them than any other agent. He strives to provide his clients with the old fashioned personal and professional service that they deserve and expect.

Ross believes the most significant point when working in a successful real estate business is the importance of maintaining his excellent reputation within the Kariong community and the real estate industry.

A commitment to always trying to exceed his clients expectations is and continues to be his focus.

You can contact him direct at anytime on 0412 570 755

## Agent Details

### Mark Roberts at Kariong

#### Contact Mark Roberts

0406 429 475

02 4340 2424

[markroberts@gbre.com.au](mailto:markroberts@gbre.com.au)

When buying or selling real estate in or around the Central Coast, licensed agent Mark Roberts has an excellent knowledge of the local market and aims to make the process a stress-free experience for all parties involved. Mark is a family man and an exceptional professional with a passion for delivering results. His focus is to do what's right for his clients first and foremost and not what's right for him.

Mark began his real estate career as a 'home finder' within the Jenman and Pittard Real Estate Training Groups by prospecting for new business, and his work led to high numbers of properties being listed for sale. This was recognized with a ranking in the top 10 overall in Australia and New Zealand for two months running. He worked for an independent agency for 7 years, then McGrath for nine and a half years before joining George Brand Real Estate, a company he has long admired for its business ethics, training culture and integrity.

Mark enjoys meeting people and excels in customer service. As a result, he captures a good share of repeat business and referrals. He finds that helping people move on with the next stage of their life is incredibly motivating and nothing gives him greater satisfaction than exceeding clients' expectations.

his commitment is matched by the core values and leadership of George Brand. He consistently provides excellent service complimented by an honest, down-to-earth approach and remains focused on achieving the best possible result regardless of the market.

Born and raised in England, Mark is an avid Liverpool FC supporter and is a Premier League first grade referee at Central Coast Football.

For a smooth lifestyle transition, whether buying or selling, with open communication and service that's second to none, contact Mark Roberts at George Brand Real Estate.