

# 12 Chetwynd Avenue, Berkeley Vale, NSW 2261



## House For Sale

Friday, 3 May 2024

12 Chetwynd Avenue, Berkeley Vale, NSW 2261

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 531 m2**

**Type: House**



Aaron Reibelt  
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Ashes Silwal  
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## Guide \$740,000 - \$770,000

Situated in Berkeley Vale, this renovated home offers convenient proximity to Kurraba Oval and the picturesque Tuggerah Lakes, as well as easy access to a nearby bike track/walking trail, making it an ideal opportunity for both first-time buyers and investors alike, boasting significant potential for value appreciation through the addition of a Granny Flat (S.T.C.A). This welcoming home features open and spacious living areas with polished timber flooring extending into all three bedrooms, a generously sized kitchen with tiled flooring, Stylish renovated bathroom, and convenient access to the deck, laundry room and fully fenced yard. Call Aaron on 0414 664 438 for a private inspection or inspect via scheduled open house. Property features:

- Three generously sized bedrooms, two equipped with built-in wardrobes, and abundant natural sunlight throughout.
- Recently updated Kitchen with near new oven and lots of storage space.
- Recently renovated bathroom with separate toilet.
- Separate laundry room with internal access.
- Outdoor decking overlooking to spacious yard.
- Garden shed for extra storage space.
- Drive through tandem parking space perfect for accommodating boat or caravan.
- Solid polished timber flooring throughout, complemented by tiled flooring in the kitchen/Dinning area.
- Approximately 531 Sqm block of land offering potential for Granny Flat (S.T.C.A)
- Close to Mingara, Westfield Tuggerah, easy access to the M1 Motorway for commuting to Sydney or Newcastle, and its quick drive to the Central Coast's pristine beaches make it a highly sought-after opportunity that won't be available for long.

Key features: Council rates: 1634.99 approximately per annum. Water Rates: 994.02 approximately per annum. Market rent. \$590 - \$620 approximately per week.