

**15 Nolan Street, Berkeley, NSW 2506**



**House For Sale**

Wednesday, 1 May 2024

15 Nolan Street, Berkeley, NSW 2506

**Bedrooms: 2**

**Bathrooms: 1**

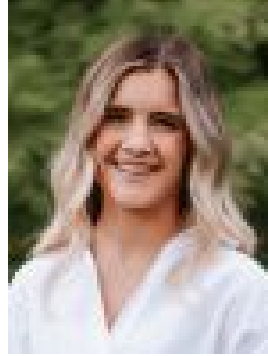
**Parkings: 2**

**Area: 582 m2**

**Type: House**



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## Guide \$650,000-\$700,000

Tightly held for over two decades, this home now extends a warm welcome to the market. Sprawling across a generous 582 square meters of manicured lawns, with a notable 21-meter frontage, this property offers an unparalleled canvas for discerning buyers to realise their vision. Whether your aspirations include renovating, flipping for profit, or diversifying your investment portfolio, this home presents the untapped potential you've been seeking. - Spacious, sun filled combined lounge and dining with air conditioning - Seperate modest kitchen with walk through laundry and access to the enclosed deck and rear garden - Two good sized bedroom with high ceilings and picture rails- Large enclosed entertainers deck to the rear overlooking the sprawling, easy care yard- Storage and shedding to the rear, offering ample storage options- Pest & Building report available Rates \$388pq\* Water \$143pq\*\*figures are approximate Located within close proximity to everyday necessities such as schools both primary and secondary, supermarkets and pharmacies, while being just 6 minutes to Wollongong CBD, 2 minutes to the local pool and 11 minutes to Wollongong Hospital. For more information please contact Alisa Sturluson 0450 321 115 on or Stephanie Ash on 0458 000 253 Disclaimer: Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the information provided, and as such, McGrath Wollongong makes no statement, representation or warranty, and assumes no legal liability.