

# 19 Tumbi Creek Road, Berkeley Vale, NSW 2261

## House For Sale

Monday, 22 January 2024

19 Tumbi Creek Road, Berkeley Vale, NSW 2261

Bedrooms: 3

Bathrooms: 2

Area: 696 m2

Type: House



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## **Auction - Unless sold prior**

Uncover the essence of modern living in this recently refurbished, single-story home perched on a flat and sun-kissed 696sqm parcel at 19 Tumbi Creek Road, Berkeley Vale. Embracing dual street access and the prospect of a granny flat (STCA), this property seamlessly combines contemporary flair with enticing investment possibilities.

**Key Features:**

- **Thoughtfully Renovated:** Enjoy the convenience and elegance of a modern home with thoughtful upgrades.
- **Sun-Drenched 696sqm Block:** Create your own outdoor haven on this spacious and level block flooded with natural light.
- **Versatile Dual Street Access onto Fran Avenue:** Enhance the property's potential with dual street access, offering flexibility for future development (STCA).
- **Granny Flat Potential:** Explore the possibility of adding a granny flat, subject to council approval.
- **Proximity to Beaches and Tuggerah Lake:** Conveniently located a short drive from local beaches and the scenic Tuggerah Lake.
- **Convenient Amenities:** Walk to local shops and a gym for added convenience.
- **Attractive Investment Opportunity:** Currently leased to excellent tenants at \$630 per week, offering immediate returns for savvy investors.

**Investment Advantages:** This property not only provides a modern living experience but also presents an exceptional investment opportunity. With dual street access and granny flat potential (STCA), the property offers flexibility for those looking to maximize its value.

**Ideal Location:** Positioned just a short drive from beautiful beaches and Tuggerah Lake, this residence offers the perfect blend of serenity and accessibility. Local shops and a gym within walking distance add to the practicality of the prime location.

**Secure Rental Income:** Presently occupied by wonderful tenants eager to stay, this property generates \$630 per week in rental income, making it a compelling choice for investors seeking immediate returns.

**Contact Us Today:** Don't miss the chance to explore the comfort and investment potential of 19 Tumbi Creek Road. Contact us now to schedule a viewing and discover the possibilities that this property holds.

**Disclaimer:** All information provided is considered reliable but not guaranteed. Buyers are encouraged to conduct their own due diligence.