

**2 Hooka Creek Road, Berkeley, NSW 2506**

**A-List.**

**House For Sale**

Wednesday, 12 June 2024

2 Hooka Creek Road, Berkeley, NSW 2506

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 561 m2**

**Type: House**



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## Price Guide \$789,000

Proudly presenting this renovated single level home situated on a level 561m<sup>2</sup> block with 16.6m frontage, on the market for the first time in 40 years, boasting space, convenience and lifestyle. The property has been renovated throughout with nothing left to do, it features three bedrooms with built in wardrobes, fresh kitchen with plenty of cupboard space, separate living with air conditioning and meals area, modern bathroom with shower over bath, laundry and second toilet, entertaining deck overlooking inground pool, large level fenced back yard with access to the rear reserve and double car garage with workshop plus additional off-street parking. Short walk to Lake Illawarra foreshore, Fred Finch park, Illawarra sports stadium and sporting facilities. Located with easy access to freeway, public transport, local schools, short drive to Port Kembla beach, Warrawong Plaza, Dapto mall, Dapto train station and approximately a 10-minute drive to Wollongong University, CBD and local beaches. Features:- Three bedrooms with carpet and built in wardrobes - Renovated kitchen with electric cooking and plenty of cupboard space- Separate living with air conditioning plus meals area- Renovated bathroom with shower over bath - Entertaining deck overlooking inground pool- Double car garage with workshop plus two carports and additional off-street parking- Large level fenced yard with direct access to the rear soccer field- Block size 561m<sup>2</sup> with a 16.6m frontage- 350m walk to walking tracks, Fred Finch park, Illawarra sports stadium and sporting facilities- Rental Appraisal \$620 per week (approx)Outgoings:Council Rates \$482 per quarter (approx)Water Rates \$172 per quarter (approx)Disclaimer: Whilst A-List Property Group has made every effort to ensure the information supplied to you in our marketing material is correct, we cannot guarantee the accuracy of the information provided by our Vendors, and as such, A-List Property Group makes no statement, representation, or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only, for marketing purposes.