

**25 Kent Street, Berkeley, NSW 2506**

THE AGENCY

**House For Sale**

Thursday, 13 June 2024

25 Kent Street, Berkeley, NSW 2506

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 734 m2**

**Type: House**



Cristian Carvana  
0411329396



Wendy Ristuccia  
0408404070

## Price Guide \$950,000

Retreat & relax to your heart's desire in this expansive single level family home featuring multiple versatile living spaces, or take advantage of its proximity to Lake Illawarra's fabulous foreshore for endless outdoor recreational enjoyment. Occupying an ample 734sqm level allotment, step inside & discover a stylish super-sized kitchen with quality appliances, elegant hard wearing bamboo flooring, generous carpeted rumpus room, & an immense recreation room with workshop & slow combustion wood fire. Just 600m to the Lakefront with its bike path, playground, & skate park, & less than a kilometre from Berkeley Sports Club, Public Pool, & shopping centre, this is undeniably a magical location for families. Don't delay- there's a whole lotta living to be done.- Peaceful neighbourhood with well-maintained homes & little traffic.- Flat, accessible terrain, excellent for walking & biking.- Updated brick & tile dwelling, built to withstand the test of time.- Generous open plan kitchen/dining/living forms the heart of the home.- Spectacular cook's kitchen includes island bench with breakfast bar & storage- Freestanding 900mm gas cooktop & oven, SMEG built-in microwave, & dishwasher.- Ample master bedroom complete with walk-in wardrobe & modern ensuite.- 4 additional bedrooms, 2 with mirrored built-in robes.- Stylish family bathroom features full size tub, separate shower, & double hand basin.- Substantial carpeted rumpus room with ceiling fan & access to carport recreation room, & rear yard.- Flexible use recreation room includes workshop, storage, slow combustion wood fire, & access to rear yard.- Covered alfresco entertaining area features outdoor kitchen with gas BBQ.- Laundry includes storage, tub, extra toilet, & direct access to outdoors.- Handsome bamboo flooring throughout. Blockout roller blinds in living area.- Air conditioning plus gas point for additional heating.- Side access to child & pet friendly fully fenced level grassed backyard.- Lock up tandem carport with remote entry & internal access.- Instantaneous gas hot water.