

**25 The Glen, Berkeley Vale, NSW 2261**

**Raine&Horne.**

**House For Sale**

Friday, 1 March 2024

25 The Glen, Berkeley Vale, NSW 2261

**Bedrooms: 4**

**Bathrooms: 2**

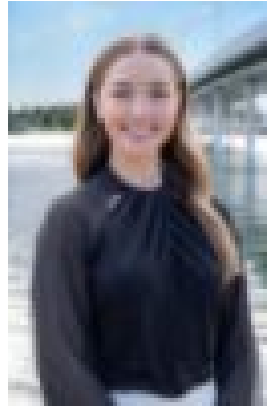
**Parkings: 2**

**Area: 531 m2**

**Type: House**



Louise Hackmann  
0413183515



Jordan Denny

## Bidders Guide \$859,000

Welcome to Merivale, privately set amidst generous tropical gardens this elevated coastal home provides a versatile layout set over two levels. Currently operating as a successful coastal Airbnb, it has space for a granny flat (STCA), pool or large man shed. Savour the lake breeze and lush surroundings while unwinding on your front deck. Desirably located in a prized pocket of Berkeley Vale.

- Your private haven gets a refreshing lake breeze
- Three bedrooms, queen sized, Built-in-robe to main
- 4th bedroom / Large multi-purpose room and sitting area on ground level with private access, bathroom and modern laundry
- Modern gourmet kitchen, electric cooking, dishwasher
- The living & dining areas are light and airy, flowing to entertainer's deck
- Beautifully renovated bathroom, with separate w/c
- NBN connected, Reverse cycle air-conditioning on both levels, fans
- Single garage, workshop area, single undercover parking
- Potential to expand, room for pool, granny flat, shed (STCA)
- Quiet sought after street, conveniently located on bus route
- Walk to shops and Tuggerah lakes cycleway
- Conveniently located within a 10-minute drive to beaches, the freeway, Tuggerah Westfield Shopping Centre, and trains, providing easy access to all amenities
- AirBnb figures Available
- Before you Bid reports available to purchase

Lifestyle Attributes | Location

- 500m to the lakefront foreshore & cycleway
- 800m to The Berkeley Vale Shopping Village
- 6.7 km to Shelly Beach and Golf course
- 3.1km to Mingara Lifestyle Club
- 5.9 km to Tuggerah Westfield, trains, and freeway

Call Louise - 0413 183 515E & OE. Please note that all information herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested parties should rely on their own enquiries.