

440 Northcliffe Drive, Berkeley, NSW 2506

A-List.

House For Sale

Wednesday, 17 April 2024

440 Northcliffe Drive, Berkeley, NSW 2506

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 556 m2

Type: House



Anthony Sorace



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Auction Guide - \$800,000

Welcome to 440 Northcliffe Drive Berkeley. This charming cottage home presents an excellent opportunity for savvy builders, investors and first home buyers looking for a property with stunning uninterrupted lake views with huge future potential. Situated in the heart of Berkeley this property sits on a level 556m² block with 15.5m frontage. Beyond its natural beauty, this property boasts immense potential for re development, making it an ideal investment opportunity with the option to explore a brand-new duplex build, second dwelling or a granny flat (STCA). This property currently features three generous sized bedrooms, combined dining and kitchen, separate living area with air conditioning and uninterrupted lake views, original bathroom with shower and bath plus separate toilet, external laundry, linen closet, garden shed overlooking large level yard with outdoor spa, fenced yard with detached garage, ample off-street parking and bus stops only metres away. In addition to its visual appeal, the proximity to the lake offers a myriad of recreational opportunities, from leisurely strolls along the foreshore to picnics in the park or adventurous water activities, there's something for everyone to enjoy just steps from your front door. Perfectly positioned in a convenient location, across the road from Lake Illawarra Foreshore and within walking distance to Berkeley shops, walking tracks, schools, childcare centre, public transport and only a short drive to Port Kembla Beach, Warrawong Plaza plus easy access to the freeway and approximately 10 minute's drive to Wollongong CBD and public/private hospitals. Features:- Three generous bedrooms- Neat kitchen with electric cooking and dishwasher- Separate living area with air conditioning and lake views- Open plan dining and kitchen with lake views- Original bathroom with shower, bath and separate toilet - External laundry plus outdoor spa- Detached single car garage plus ample off-street parking - Uninterrupted lake views from the front yard, living, dining and kitchen areas- Level 556m² block with 15.5m frontage- Opportunity to build duplex, second dwelling or granny flat (STCA)- Located directly across the road from Lake Illawarra Foreshore including Wollamai Point Jetty and Boat ramp. - Close to shops, public schools, childcare centre and bus stop- Rental Appraisal \$650 per week (approx) Outgoings: Council Rates \$440 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..