

# 57 Berkeley Street, South Wentworthville, NSW 2145



## House For Sale

Thursday, 11 April 2024

57 Berkeley Street, South Wentworthville, NSW 2145

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 695 m2

Type: House



Matt Carpenter  
0288683666



Rita Kahkejian  
0288683666

## AUCTION

Located in a wide street, this large 695.6 sqm property presents plenty of potential to home buyers, builders and investors. The two-bedroom home is presented in clean and functional original condition with a separate air-conditioned living room, separate dining plus a sunroom or potential third bedroom, gas kitchen with breakfast bar, an internal laundry plus a well-presented bathroom. The large and flat block includes a long driveway with a lock-up garage and additional workshop at the rear making it ready for immediate living or rental as your plans are created. 150 metres to the bus stop, 50 metres to Ted Burge Sportsground and 750 metres to the fast T-Way bus for Parramatta and Liverpool. The appealing location presents easy access to both Merrylands and Wentworthville Shopping, local schools and the M4 motorway. This big block will appeal to home builders looking for plenty of space to create the grand home of their dreams, or developers considering potential duplex construction subject to council approval. Enquire today.\* Large 695.6 sqm land size with 15.24 metre street frontage\* Clean original 2/3-bedroom home\* Separate lock-up garage plus workshop\* Walk to parks and transport\* Easy access to shopping, T-Way and M4 motorway\* Council: \$428pq | Water: \$193.33pq | Land: 695.6sqm  
DISCLAIMER: All information contained herein is gathered from sources we believe to be reliable, however, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.