

85 Sixth Ave, Berala, NSW 2141



House For Sale

Monday, 22 April 2024

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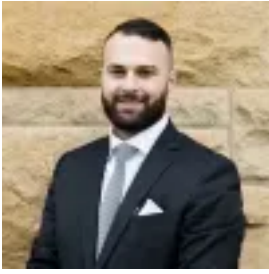
Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 404 m2

Type: House



Asim Sam Kopuz
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Steven Duong
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AUCTION - Saturday 18/05/2024 at 12:30pm, ON SITE

Positioned in the ever popular Avenues in Berala is this 3 bedroom family home + near new two bedroom granny flat. A home which provides multiple opportunities is waiting for you to add your personal touch, restore it or develop to its full potential. Well situated within minutes to Berala Station, Woolworths and local shops and cafes, enjoy the benefit of living in one and the option to rent the granny flat in order to take away the mortgage stress or provide extra income.

Opportunity to lease all as an investment - potential combined rental return of approximately \$1,100 per week. Zoned R2 - Low Density Residential (Cumberland Local Environmental Plan 2021). Great opportunity to invest now, build your dream home. FRONT DWELLING:- Original 3 spacious bedroom with sunroom to main bedroom....in need of some TLC - Formal lounge and dining area off the gas cooking kitchen - Solid timber flooring & heightened ceilings throughout- Well presented timber deck perfect for the entertainer- Low maintenance front & backyard- Driveway provides off street parking leading to a carport and access to the granny flat- Currently tenant at \$520 per week COUNCIL APPROVED & GRANNY FLAT WITH OC:- Near new brick veneer 2 bedroom with walk in robe to one and built in to other- Open plan living and dining room- Tucked away stone benchtop kitchen- Floor to ceiling tiled full bathroom and convenient additional toilet to internal laundry - Tile flooring throughout, fully fenced off from main residence, solar panels- Split system A/C X 1 to living area- Separate electricity and sub water meters- Currently tenant at \$500 per week

Summary: This property provides endless opportunities and is well located within walking distance to Berala Railway Station, local shops and cafes and all other major amenities Berala has to offer. We look forward to greeting and welcoming you at the next open inspection. * Inspection: Saturdays 12:00 - 12:30pm, * Auction: Saturday 18/05/2024 at 12:30pm, ON SITE. NOTE: The information obtained in these documents are from sources we believe to be reliable. However, we cannot guarantee its accuracy. Does not constitute any representation by the vendor/s or agent. Prospective purchasers or interested persons are advised to carry out their own investigations.