

**11 Sixth Avenue, Berala, NSW, 2141**



**House For Sale**

Monday, 14 October 2024

**11 Sixth Avenue, Berala, NSW, 2141**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



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## **BEAUTIFUL HOME - DOUBLE BLOCK!**

Move in now and develop in the future.

It doesn't get any better than this for those wanting to secure a rare piece of real estate in one of Berala's most prized locations.

Only 400m walk to Berala station and local shops, this makes this property ultra convenient and an absolute must to inspect.

From the manicured gardens, to the immaculate internal appearance, the home has been meticulously maintained over the years and is a credit to its' owners.

The residence is spacious with loads of natural light and consists of 3 bedrooms with the potential of a 4th bedroom/formal dining room conversion if needed.

Features include:

- 4 bedrooms
- Front lounge area
- Double lock up garage
- Timber floors throughout
- Open plan kitchen
- Dining area
- Internal laundry
- Loads of cupboard space
- Front and rear porches
- Under house storage
- Established fruit trees
- Rear workshop room/ storage room
- Air conditioning
- Land size 18.29m X 36.57m = 669m<sup>2</sup> (approx.)

With the added bonus of 2 lot numbers, the property has the potential to develop into 2 detached dwellings. (S.T.C.A).

It's time to make the next step. You don't want to hesitate on this one!

Disclaimer:

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