

**14 Berala Street, Berala, NSW 2141**



**House For Sale**

Wednesday, 19 June 2024

14 Berala Street, Berala, NSW 2141

**Bedrooms: 4**

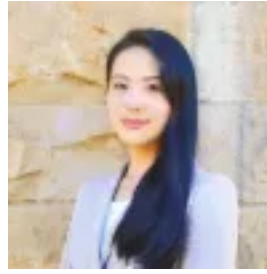
**Bathrooms: 3**

**Parkings: 3**

**Type: House**



Steven Duong  
0297495255



Rebecca Zhang  
0297495255

## **AUCTION - Saturday 13/07/2024 at 2:30pm, ON SITE**

Ideally located is this refurbished brick & tile home with sound foundations, within 200 meters to Berala CBD & railway, schools, shopping precincts and everyday needs. Perched on a neat & tidy 373sqm clear block with low maintenance throughout, the property offers four / five sleeping quarters with a built-in wardrobes. Sun-drenched living & dining off the refurbished gourmet kitchen with ample storage spaces. The home is finished with quality tile flooring, high ceilings, full sized bathroom plus a second sharing the laundry & an ensuite to the main bedroom. Undercover entertainment area to the low maintenance paved backyard with access to the renovated out building / workshop with self-contained bathroom, lock up carport all can be accessed from the side driveway that provides ample off street parking. While enjoying the benefit of living in and the option to rent out to take away the mortgage stress or extra income. Or lease out all rooms as an investment - potential combined rental return of approximately \$1,700 per week. Currently Zoned R2 - Low Density Residential (Cumberland Local Environmental Plan 2021). Property Features: • Four / five bedrooms brick home filled with natural light complemented with quality tile flooring & built-in wardrobes to all • Comfortable living & dining off the refurbished kitchen with ample storage spaces • Freshly painted & refurbished throughout with high ceilings through most part of the home • Full sized bathroom plus a second sharing the laundry & an ensuite to the main • Paved & low maintenance backyard, undercover entertainment for your enjoyment • Long driveway provides covered off street parking leading to a lock up carport • Out-building / workshop with self-contained bathroom

Summary: This family home is located moments from local Schools, within 3 minutes walk to transport and shops. We look forward to greeting and welcoming you at the next inspection. \* Inspection: Saturdays 2:00 - 2:30pm, \* Auction: Saturday 13/07/2024 at 2:30pm, ON SITE. NOTE: Every care has been taken to verify the accuracy of the information contained in this document, but no warranty (either express or implied) is given to Ray White Lidcombe or its agent as to the accuracy of the contents. Purchasers should conduct their own investigations into all matters relating to the purchase of the property.