

**3 Nottingham Street, Berkeley, NSW 2506**

molenaar + mcneice

**House For Sale**

Sunday, 23 June 2024

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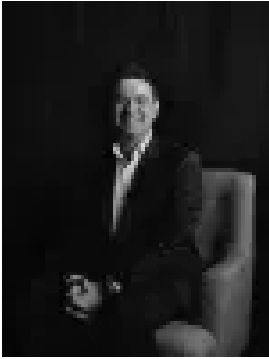
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 563 m2**

**Type: House**



David Greenwood  
0422834671



Blake Torresan  
0427327462

## Price on Request

opportunity | blank canvas | investment This lovingly cared for home on a near level block is a blank canvas awaiting it's next owner to step in and capitalise on this fantastic opportunity. In original condition and surrounded by homes renovated, rebuilt or updated, while also being in a super convenient location. what you will love...> tidy three bedroom home in original condition on near level land> well sized living space with split system air conditioning> dine in kitchen overlooking the yard; electric cooking> bathroom with separate shower and bath> large level backyard occupying approximately 563sqm block> garage plus undercover area in yard; plenty of side access via driveway> close to shops, schools, parks and easy access to transport links to Sydney and south> council = \$1,521 pa, water = \$688 pa, land size = 563 sqm Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our vendors, and as such, Molenaar and McNeice 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.