

**6 Laguna Parade, Berkeley Vale, NSW, 2261**



**House For Sale**

Wednesday, 7 August 2024

6 Laguna Parade, Berkeley Vale, NSW, 2261

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Blair Ryan

0416946406

## Opportunity Awaits!

Looking for your first home or you are a savvy investor then look no further than this charming three-bedroom home situated in a quiet street just minutes from everything.

Set on a level approximately 556 sqm block with side access to the rear offering endless opportunities for future development including a granny flat, renovating and making your dream home (subject to council approval) or rent out as is!

- Three bedrooms
- Single level
- Level 556 Sqm block with side access
- Updated bathroom
- Updated kitchen looking out to the garden
- Deck off the rear for entertaining
- Granny flat potential (Subject to council approval)
- Single garage/workshop
- Off-street parking for vehicles/boats or caravan
- Walk to local café & shops
- Minutes to local beaches, schools, and M1

Homes like this do not last on the market for long! Call Ian Boyle today on 0416 169 606 for further information.

Disclaimer: All information about the property has been provided to Ray White Berkeley Vale by third parties. Ray White Berkeley Vale has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own enquiries in relation to the property. We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.