

**64B Nottingham Street, Berkeley, NSW, 2506**



**House For Sale**

Friday, 9 August 2024

64B Nottingham Street, Berkeley, NSW, 2506

**Bedrooms: 3**

**Bathrooms: 2**

**Type: House**



Fady Saad  
0422050392



Elleni Breeze  
0406775067

## Unique 3948m<sup>2</sup> Retreat

Situated on an elevated 3948m<sup>2</sup> block, this unique home, set back from the road in a peaceful enclave, is enveloped by the serene melodies of nature. Commanding expansive water and escarpment views as far as the eye can see, it offers a picture-perfect canvas for you to make your mark with three bedrooms, each with built-in wardrobes, an entertainer's kitchen with gas cooktop and ample storage, high ceilings, a comfortable family room with split system air conditioning and a double garage. Perfectly positioned for every day convenience, it's within easy distance to the freeway, local schools, sporting fields, shops, and the nearby lake foreshore, making it an ideal place to put down roots.

### Features:

- Potential for further development or sub-division (stca)
- Elevated position, unique 4000m<sup>2</sup> block
- Escarpment views, combined laundry/2nd bathroom
- Three bedrooms with BIRs, split system a/c
- High ceilings, comfortable family room
- Close to every day conveniences