

180/15 Lorraine Avenue, Berkeley Vale, NSW 2261 **Raine&Horne.**

House For Sale

Tuesday, 21 May 2024

180/15 Lorraine Avenue, Berkeley Vale, NSW 2261

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 93 m2

Type: House



Louise Hackmann
0243326800

Price Guide \$325,000 - \$345,000

This first floor two bedroom unit has a welcoming sunny outlook to the surrounding village gardens. Featuring freshly painted interiors and new flooring, beautiful white shutters, and Daiken reverse cycle air-conditioning. Situated in the popular Berkeley over 55's Village. Conveniently located on the bus stop, walk to Lorraine Avenue shops, Chemist and medical facilities. • Large open plan living and dining room • Separate study/storage room • Two generous bedrooms, with fan and built-in wardrobe to main • North facing private balcony with lovely garden outlook • Separate W/C, internal laundry • Single garage with remote entry and mezzanine storage • Community facilities available: bowling greens, community hall (includes a library and snooker tables), swimming pool, village bus, and organized social activities. • This isn't a retirement village so there are no exit fees. • Potential rental return \$430pw Location • Shops and medical facilities across the road • 1.1 km to Berkeley Vale village shops & Tuggerah lakes to enjoy scenic walks along the foreshore • 5.1 km Drive to Westfield Tuggerah & trains, 11 minutes (7km) drive to Shelly beach Outgoings • Strata Fees \$1000 per quarter • Water \$912.89 per annum (Approximately) • Council Rates \$1,110.62 per annum Call Louise on 0413 183 515E & OE. Please note that all information herein is gathered from sources we believe to be reliable, however, we cannot guarantee its accuracy and interested parties should rely on their own enquires.