



8 Berrima Street Heathcote, NSW

3

1

2

## Peaceful treetop living and endless possibilities

Nestled amongst the trees, this three bedroom property offers stunning panoramic views from its elevated position. Move-in ready, it's a great opportunity for those looking to get their creative juices flowing with lots of possibilities to update or renovate. Ideally located close to schools, shops, Heathcote train station and the Royal National Park, it will appeal to first home buyers, young couples and families.

- Spacious lounge with split system air-con, leafy outlook and balcony access
- Open style eat-in electric kitchen and dining area leading out to the backyard
- Three bedrooms all with built-in wardrobes and split system air-conditioning
- Good size main bathroom with bathtub, separate laundry with external access
- Generous tiered landscaped backyard with elevated bush views and side access
- Superb under house storage, single car carport plus extra designated car space
- Sweeping treetop views, elevated positioning, well-maintained, scope to update
- Great location close to local parks, shops, schools and Heathcote train station

**Inspect:**

Saturday, 25th May 2024 12:30 - 1:00

**Price:**

For Sale - Guide \$1,150,000 - \$1,250,000

**Council Rates:** \$408.00 p/q

**Water Rates:** \$173.29 p/q



**Rhys Christofa**

0415 684 877



**Ezra Malolo**

0401 490 024

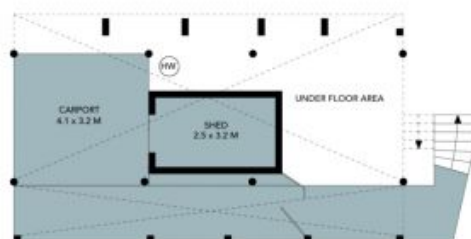




Site Plan



Upper Ground Floor



Lower Ground Floor

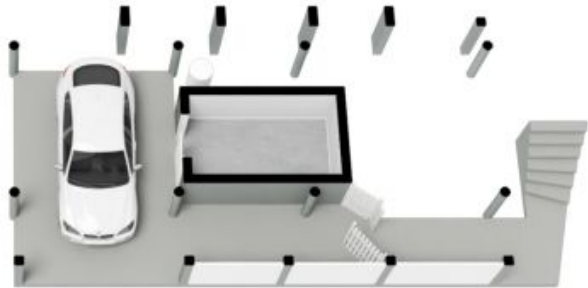


The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

8 Berrima Street  
Heathcote



Upper Ground Floor



Lower Ground Floor



The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.