



46 Gregory Street Berkeley Vale, NSW



### Best value you will find!

This home has all the potential you want in a home as a blank canvas on an outstanding level 565m2 block. The home itself boasts three spacious bedrooms, an open plan living and dining area with a practical kitchen. Outside you have an abundance of space to work with, offering a large carport with side access to the rear of the block that boasts a storage area that comes with a variety of uses. Plus space for those on the search for the potential to add a secondary dwelling! (STCA)

With a family friendly atmosphere you are complimented with an expansive outdoor entertaining area overlooking the sprawling backyard for you to design your dream life. All this in only a 5km drive to the stunning Shelly beach, M1 motorway link road, trains and major shopping centers. Don't wait, as this could be the one you've been searching for!

#### Key Features:

- Main house ? three bedrooms, 1 bathroom, large carport, extra toilet in laundry, large storage shed at the rear.
- Add value! - The house is in need of some renovations, perfect entry level home for the keen first home buyer, tradies looking for their next project and the savvy investor looki...

**Price:** Contact Agent  
**Council Rates:** \$420.00 p/q  
**Water Rates:** \$250.00 p/q



**Volkan Akintetik**

0499 830 247



**Reece Caira**

0431 013 342

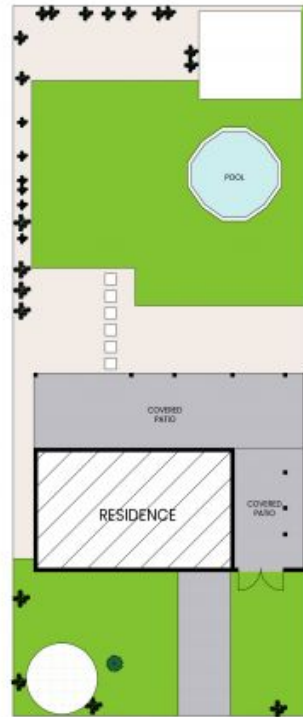
46 Gregory Street  
Berkeley Vale



First Floor



Ground Floor



Site Plan

Internal Area: 123 sqm  
External Area: 82 sqm  
Total Area: 205 sqm

PLEASE NOTE: These Floor and Site Plans have been generated for marketing purposes and are to be used as a guide only. While all care is taken, no guarantee can be given in respect of accuracy, sizes and dimensions are approximate, actual may vary.