



61 Kilkenny Parade Berkeley Vale, NSW



Beautiful lakeside home with potential for further development!!

Here it is, one of the areas most recognisable homes, stands this captivating four-bedroom home that sets the standard in lakeside living. This property echoes space and light throughout its multiple levels, demanding excellent views of the area and lakes facing perfectly northeast. With dual street access from Kilkenny Parade and Lakedge Avenue, this property lends the next owner an incredibly rare opportunity for further development with neighbouring properties already being subdivided! (STCA**)

With a strong emphasis on indoor/outdoor flow with all levels incorporating the perfect fusion of practicality and comfort. Entertain family anytime of the year in your own private oasis undercover area surrounded by mature fully landscaped park like gardens and in-ground swimming pool

All four bedrooms are well proportioned and boast built in wardrobes, plus an ensuite to the master. Features continue with seperate dining and additional living areas that can also easily be of benefit when working from home. This home has been lovingly looked after and maintained and is going to appease the pickiest of buyers. Contact our sales team today ...

Price: \$1,250,000

Council Rates: \$456.00 p/q

Water Rates: \$350.00 p/q



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61 Kilkenny Parade



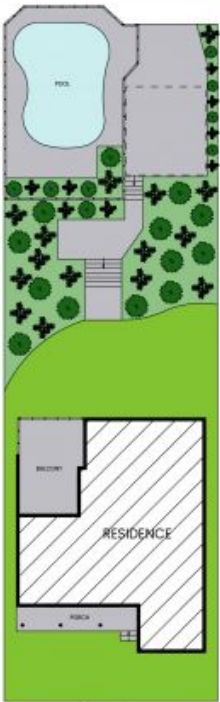
Basement 2



Ground Floor



Basement 1



Site Plan

Internal Area: 303 sqm
External Area: 67 sqm
Total Area: 370 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.