



4 Clare Crescent Berkeley Vale, NSW



### What a block!

Nestled in one of the most desirable streets of Berkeley Vale, this residence offers an unparalleled blend of space, comfort, and versatility, making it an ideal choice for families or astute investors. Sitting proudly on a level, fully fenced 822m<sup>2</sup> block, this home is a sanctuary of peace and privacy, with ample space for outdoor fun, entertaining, and relaxation.

Key Features:

\* Spacious 822m<sup>2</sup> Level Block: The generous size of the land provides ample room for outdoor activities, gardening, and entertaining. Its level nature ensures easy access and utilization of the entire space.

\* Desirable Location: Situated in Berkeley Vale, a suburb known for its community feel, beautiful surroundings, and accessibility to amenities, this property offers a balanced lifestyle between urban conveniences and natural beauty.

\* Storage Solutions: A shed and separate workshop cater to storage needs and hobbies, providing ample space for tools, equipment, or crafting....

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Inspect:

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

**Price:** \$800,000 - \$860,000

**Council Rates:** \$426.00 p/q

**Water Rates:** \$262.00 p/q



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**Reece Caira**

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# 4 Clare Crescent Berkeley Vale



Site Plan



Internal Area: 157 sqm  
External Area: 132 sqm  
Carport Area: 30 sqm  
Storage Area: 21 sqm  
Total Area: 340 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.

