



38 Shannon Parade Berkeley Vale, NSW

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### Fantastic first home with teenagers' retreat/In-law accommodation!

This charming cottage is what you've been waiting for, offering endless possibilities for customization and personalization. Located in a highly desirable neighbourhood, this property presents a fantastic opportunity for investors, DIY enthusiasts, and creative homebuyers alike. Offering 3 bedrooms with a self-contained living space downstairs, leafy outlook, and bright and light interiors!

#### Features:

- Spacious Layout: This home boasts an open floor plan with plenty of room to reconfigure and design your ideal living spaces. It has a stunning private outlook that opens onto an impressive outdoor entertaining deck.
- Abundant Natural Light: Large windows invite in natural light, providing a warm and inviting atmosphere. Boosted by bright white interiors.

View: By Appointment

Agency: Stone Real Estate

Agent: Reece Caira and Volkan Akintetik

**Price:** \$845,000  
**Council Rates:** \$416.00 p/q  
**Water Rates:** \$275.00 p/q



**Volkan Akintetik**

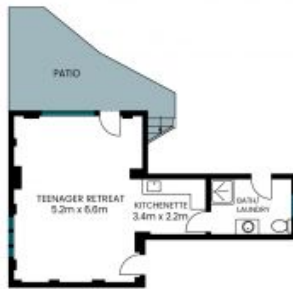
0499 830 247



**Reece Caira**

0431 013 342

## 38 Shannon Parade Berkeley Vale



Lower Ground Floor



Ground Floor



Site Plan

Internal Area: 130 sqm  
External Area: 75 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.