



35A St James Avenue, Berkeley Vale

## GREAT LOCATION, GREAT HOME, GREAT BUYING

In a highly sought location within easy reach of lakefront, reserve and bike track, shopping, transport, cafes, with beach, golf course and much more just moments away.

This private easy care single level torrens title duplex makes fantastic buying. Offering a spacious open plan light filled living area, stepping outside to a large north facing easy maintenance yard, perfect to relax or entertain, great size kitchen, main bedroom with BIW, lock up garage with internal access plus so much more.

Perfect for low maintenance living, first home buyers, investors or those who would prefer walks by the lake than endless mowing.

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**FOR SALE**  
GUIDE \$699,000

### AGENTS

Scott Bennett  
0418 419 950  
sbennett.theentrance@ljhooker.com.au

### AGENCY

LJ Hooker The Entrance  
(02) 4332 2555

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

## MORE DETAILS

Property ID 17PJF7M  
Property Type DuplexSemi-detached  
Including Air Conditioning  
Toilets (1)  
Courtyard  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Fully Fenced

**Scott Bennett 0418 419 950**

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**LJ Hooker The Entrance (02) 4332 2555**

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