



16 Donegal Road, Berkeley Vale

Spacious Family Home with Elevated Position

Positioned in an elevated setting capturing refreshing breezes and beautiful northeast lake views, this immaculate family home offers an exceptional sense of space, light, and comfort. Located in the highly sought-after suburb of Berkeley Vale, this stunning residence combines relaxed coastal living with convenience, making it the perfect choice for families, professionals, or anyone searching for a truly special place to call home.

Designed to maximise natural light and the surrounding outlook, the home features expansive living areas that flow effortlessly onto a generous balcony where you can enjoy tranquil views over the distant lake. Whether you're entertaining guests or simply unwinding with your morning coffee, this outdoor space creates the perfect setting for relaxed coastal living.

The thoughtfully designed floorplan offers three spacious bedrooms, including a private master retreat complete with a walk-in robe, stylish ensuite, and its own balcony - an ideal sanctuary to relax and take in the peaceful surroundings.

At the heart of the home is a large gourmet kitchen with abundant

3 2 2

FOR SALE
\$1,100,000

AGENTS

Craig Trehearne
0478 072 257
craig.trehearne@ljhooker.com.au

AGENCY

LJ Hooker Tumby Umbi | Killarney Vale |
Bateau Bay
(02) 4389 1722

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

storage and bench space, perfectly positioned to connect with the open-plan lounge and formal dining areas. These light-filled spaces create a warm and welcoming atmosphere ideal for both everyday living and entertaining.

Set across three levels within a well-established, leafy estate, the property provides privacy while still being conveniently located just minutes from some of the Central Coast's finest beaches, local cafés, schools, and lifestyle amenities. Easy access to the motorway also allows for a straightforward commute to both Sydney and Newcastle.

Outside, the private backyard offers plenty of grassed space for children and pets to play, while the surrounding bushland adds to the peaceful and natural setting.

Additional features include air conditioning, ceiling fans throughout, well-appointed family bathrooms servicing the middle level, and a large double garage with extensive under-house storage.

Beautifully presented from top to bottom, this impressive home delivers comfort, space, and lifestyle in equal measure - and is sure to leave a lasting impression on all who inspect.

Features include:

- .Three spacious bedrooms, including master with walk-in robe, ensuite, and private balcony
- .Light-filled open plan lounge and formal dining areas
- .Large gourmet kitchen with ample storage and bench space
- .Expansive balcony capturing stunning northeast lake views
- .Three-level residence in a quiet, established estate surrounded by nature
- .Private backyard with generous grassed area for families and pets
- .Air conditioning and ceiling fans throughout
- .Well-appointed family bathrooms servicing the middle level
- .Large double garage with additional under-house storage
- .Immaculate presentation throughout

Disclaimer: All information contained herein is gathered from sources we consider to be reliable, however we cannot guarantee or give any warranty about the information provided. All images, border/s, property boundaries and floor plans are indicative of the property and for illustrative purposes only. Any development potential stated herein is suggestive only and may be subject to relevant approvals, as such it is not to be relied upon. All distances and measurements are approximate. Interested parties must solely rely on their own enquiries.

MORE DETAILS

Property ID	WWCGJF
Property Type	House
Land Area	567 m2

Craig Trehearne 0478 072 257

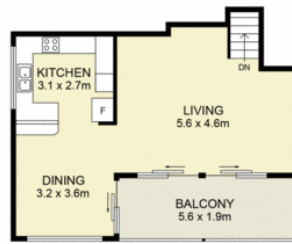
Sales Consultant L.R.E.A | craig.trehearne@ljhooker.com.au

LJ Hooker Tumby Umbi | Killarney Vale | Bateau Bay (02) 4389 1722

Shop 2, 140 Wyong Road, KILLARNEY VALE NSW 2261
tumbiumbi.ljhooker.com.au | tumbiumbi@ljhooker.com.au



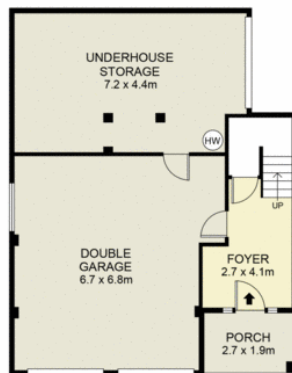
All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



SITE PLAN



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

INT : 206m²
EXT : 78m² NOT TO SCALE

16 Donegal Road, Berkeley Vale