



22 Albatross Road, Berkeley Vale

## One of the best!

With superb street appeal and spacious interiors, 22 Albatross Road offers a luxurious retreat in this stunning lifestyle location. Quality built with a timeless modernist design, the stunning abode boasts a sun-drenched aspect and extensive use of natural light flooding the interiors.

This property encompasses family living with four bedrooms, two bathrooms and an oversized garage. Internal living space is complimented with a well appointed media/pool room or home office, allow the largest of families to feel a sense of space and comfort.

Outdoors you'll find a fully covered entertaining area that flows from the kitchen and dining space to make it easy to entertain year round. Also boasting an east to maintain yard on a level landscaped block. With all the extra hidden features that need to be seen to truly be appreciated, this family home is one that must not be missed!

### Key Features:

- Desirable Berkeley Vale location, within walking distance to the popular cycle path with direct access to the stunning Tuggerah Lake. Located near Chittaway Shopping Village and local schools.
- Large double lock up garage and plenty of off street parking for boats and caravans. Fresh feeling throughout with easy to maintain

4 2 2

**FOR SALE**  
Contact Agent

**VIEW**  
By Appointment

### AGENTS

Volkan Akintetik  
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Reece Cairra  
0431 013 342  
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### AGENCY

LJ Hooker Berkeley Vale

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.



interiors. Solar system and ducted air-conditioning ensure comfort year round.

- Two quality bathrooms + third toilet in laundry, large modern kitchen and multiple living spaces makes this a desirable family home!
- Four bedrooms with ensuite and walk-in robe to master! Bonus media room and living room that could double up as a fifth bedroom if needed!

View: By appointment.

Agency: LJ Hooker Berkeley Vale

Agents: Volkan Akintetik & Reece Caira

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   | 6PJ25  |
| Property Type | House  |
| Land Area     | 562 m2 |

**Volkan Akintetik 0499 830 247**

Principal/Sales Specialist | [volkan@ljhberkeleyvale.com.au](mailto:volkan@ljhberkeleyvale.com.au)

**Reece Caira 0431 013 342**

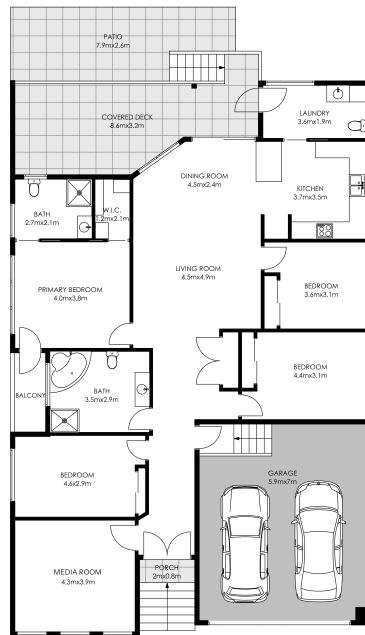
Director/Sales Specialist | [reece@ljhberkeleyvale.com.au](mailto:reece@ljhberkeleyvale.com.au)

**LJ Hooker Berkeley Vale**

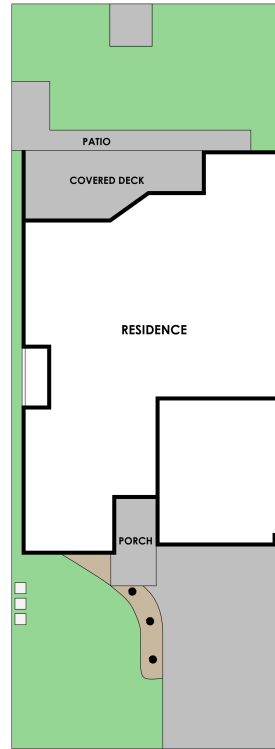
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**FLOOR PLAN**



**SITE PLAN (Not to Scale)**

Scale in Metres



## 22 ALBATROSS ROAD, BERKELEY VALE

All dimensions here in are approximate and gathered from sources believed to be reliable. Whilst every effort is made for the accuracy of our floor plans, interested parties should rely on their own enquiries.

|               |                     |
|---------------|---------------------|
| 1st Floor:    | 160.0m <sup>2</sup> |
| Garage:       | 41.0m <sup>2</sup>  |
| Covered deck: | 27.0m <sup>2</sup>  |
| Porch:        | 2.0m <sup>2</sup>   |
| Patio:        | 18.0m <sup>2</sup>  |
| Balcony:      | 3.0m <sup>2</sup>   |

