



27 Gladys Avenue, Berkeley Vale

Full of charm, space and lifestyle!

Tucked away in a peaceful and family-friendly neighbourhood, this inviting 5-bedroom home at 27 Gladys Avenue offers a fantastic opportunity for those seeking comfort and practicality. This property has been thoughtfully maintained, ensuring a warm, welcoming environment throughout.

Upon entering, you'll immediately appreciate the neat and tidy presentation of the home. The spacious layout provides ample room for family living, with five generously sized bedrooms that cater to both growing families and those needing extra space. The master bedroom offers a peaceful retreat, while the remaining rooms are perfect for children, guests, or a home office.

Enjoy peaceful mornings or summer evenings on the elevated rear deck, which overlooks a completely private yet sun drenched back yard - the perfect space for entertaining, playing, or simply enjoying the outdoors with the kids.

While this home offers many of the comforts of modern living, it still holds its timeless appeal. The property is located just a short drive from local shops, schools, and beaches, making it an ideal choice for

5 2 1

FOR SALE
Contact Agent

VIEW
Sat 8th Aug @ 12:00PM - 12:30PM

AGENTS
Volkan Akintetik
0499 830 247
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Reece Caira
0431 013 342
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AGENCY
LJ Hooker Berkeley Vale

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

those seeking a quiet yet convenient lifestyle. This is one not to miss!

Key Features:

- Spacious Home – Five bedrooms, Two spacious living areas, perfect for setting up home office or accommodating guests.
- Entertainment - The house has a fantastic outdoor entertaining area, with beautiful established gardens in a private setting, perfect for letting the kids run free!
- Presentation - Freshly presented with beautiful flooring and an abundance of natural light, ceiling fans to bedrooms, LED lighting, 11kw Solar system and air conditioning ensure comfort year round!
- Location! – 5km drive to the stunning Shelly Beach and golf course. Close to local shops, schools, M1 motorway and Tuggerah train station.

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	6RJ25
Property Type	House
Land Area	556 m2

Volkan Akintetik 0499 830 247

Principal/Sales Specialist | volkan@ljhberkeleyvale.com.au

Reece Caira 0431 013 342

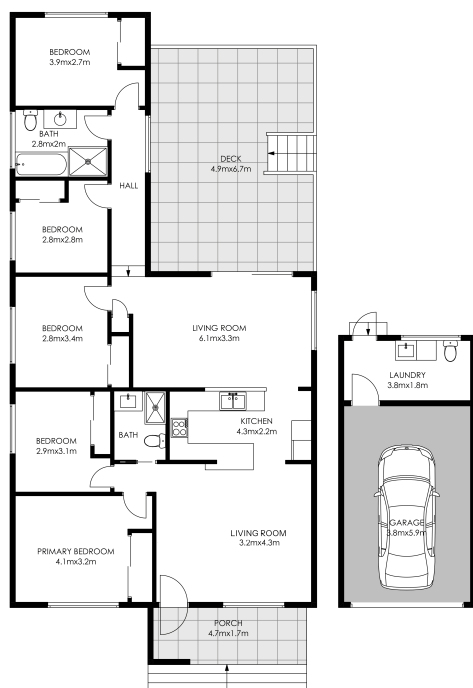
Director/Sales Specialist | reece@ljhberkeleyvale.com.au

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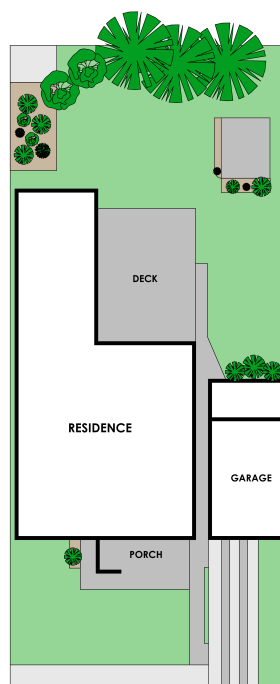
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FLOOR PLAN



SITE PLAN (Not to Scale)



Scale in Metres 0m 1m 2m 3m 4m 5m

27 GLADYS AVE, 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: 126.0m²
 Garage: 23.0m²
 Deck: 33.0m²
 Porch: 8.0m²

