







46 St James Avenue, Berkeley Vale

3 1 2

Brick beauty!

Light and bright throughout this home is the perfect opportunity for the first home buyer or investor looking for an immaculately kept brick home in the tightly held suburb of Berkeley Vale. With three spacious bedrooms, a stunning open plan kitchen and living space that opens up effortlessly to a large outdoor entertaining area and a floor plan has been designed with easy living in mind. Consisting of an incredibly spacious front and rear yard that utilises the corner block perfectly, this home has enough space for off street parking for mulitple vehicles or trailers. Featuring a quality kitchen, beautiful timbers floors and all within a short walk to the lakes edge, shops and caf&aecute;, this property will not last long. Get in touch with our sales team today to organize your inspection!

· Three spacious bedrooms, open plan living and dining. Freshly painted, colorbond roof, private yard.
· North facing outdoor entertaining deck, perfect for the morning winter sun or late evening summer dinners!
· Within a 1km walk to local shops and popular cafes!

View: By appointment.
Agency: LJ Hooker Berkeley Vale
Agents: Volkan Akintetik & Reece Caira

FOR SALE
$890,000

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AGENCY
LJ Hooker Berkeley Vale
02 4312 4030

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

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MORE DETAILS

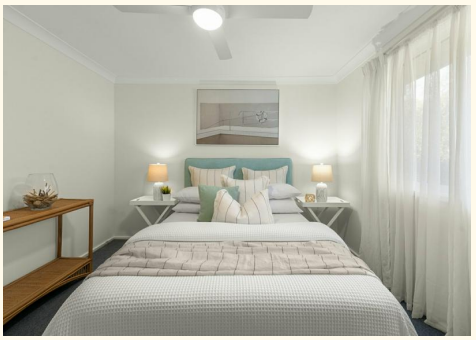
Property ID	6EJ25
Property Type	House

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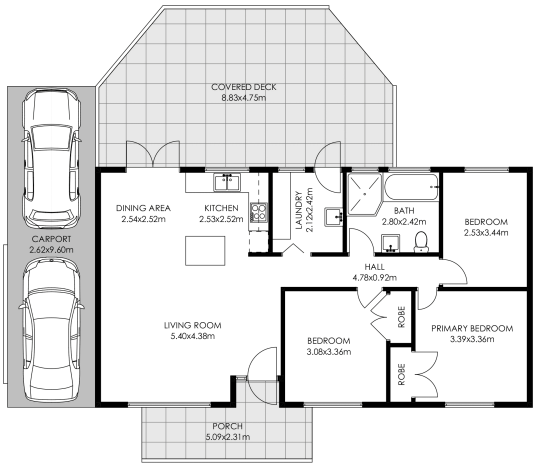




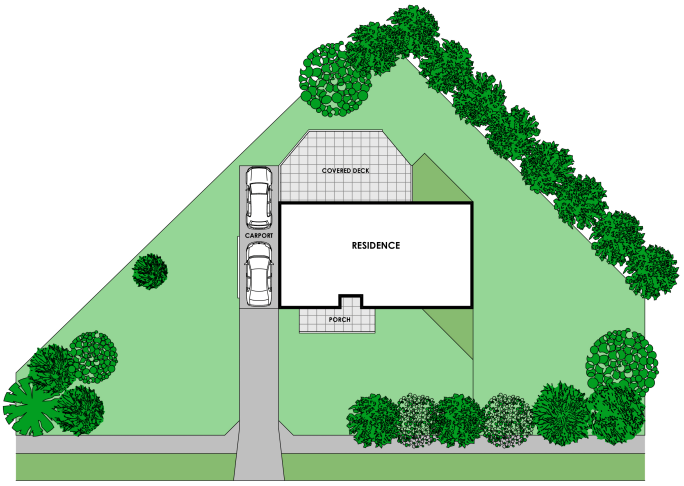




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FLOOR PLAN



SITE PLAN (Not to Scale)

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46 ST JAMES AVE, **BERKELEY VALE**

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

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:	87.0m^2
Covered Deck:	37.0m^2
Porch:	9.0m^2
Carport:	25.0m^2
Total:	**158.0m^2**

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