



46 St James Avenue, Berkeley Vale

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 multiple vehicles or trailers. Featuring a quality kitchen, beautiful timbers floors and all within a short walk to the lakes edge, shops and cafes, 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

3 1 2

FOR SALE

\$890,000

VIEW

By Appointment

AGENTS

Volkan Akintetik

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Reece Caira

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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.



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 6EJ25
Property Type House

Volkan Akintetik 0499 830 247

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

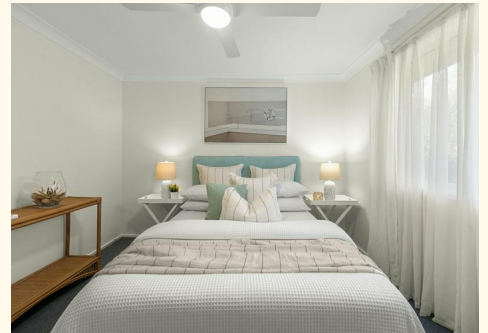
Reece Caira 0431 013 342

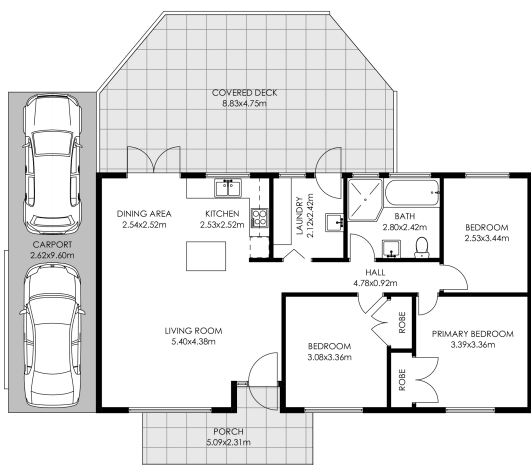
Director/Sales Specialist | reece@ljhberkeleyvale.com.au

LJ Hooker Berkeley Vale

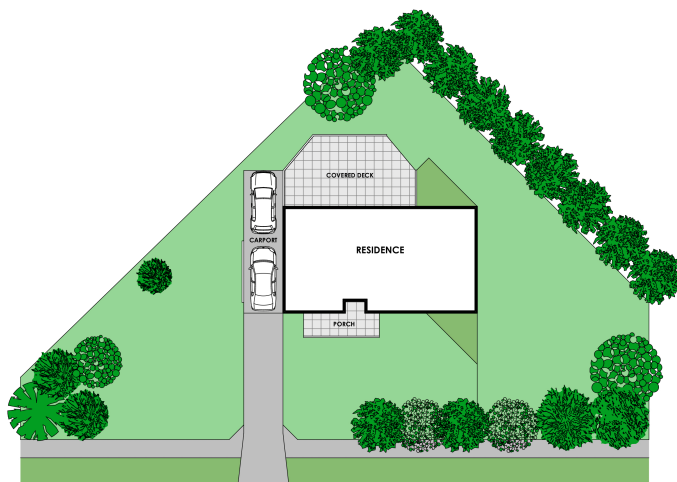
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FLOOR PLAN



SITE PLAN (Not to Scale)

46 ST JAMES 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:	87.0m ²
Covered Deck:	37.0m ²
Porch:	9.0m ²
Carport:	25.0m ²
Total:	158.0m²

Scale in Metres

