



8 Jean Avenue, Berkeley Vale

## Spacious Family Home with built in Flat!

Commanding your attention, offering an abundance of space and ready for you to add your own stamp to is this large family home with built in flat.

Owned by the same family for over 20 years;

Set in a popular family suburb.

This is 8 Jean Avenue, Berkeley Vale!

A solidly constructed brick / double brick two level sprawling residence with tile roof, keeping the exterior maintenance to a minimal.

Step inside to:

- Entry that provides for access to the home and flat.
- Oversized family room that adjoins the kitchen.
- Separate main living area.

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.

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**FOR SALE**

Price Guide: \$1,100,000

**VIEW**

By Appointment

**AGENTS**

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**AGENCY**

LJ Hooker Tumbi Umbi | Killarney Vale |

Bateau Bay

(02) 4389 1722

 **LJ Hooker**

- Internal laundry and extra storage area.
- Three bedrooms and main bathroom.
- Versatile main bedroom / retreat area offering an abundance of space and ensuite.
- Flat with kitchenette, separate bedroom and ensuite which may be suitable for a family member requiring their own space or possibly lend itself to being set up as a home office; or potentially providing the opportunity to live in the home and seek and income through flatmates (approx. \$300 - \$400 per week)

Outside is a large rear yard that would lend itself to an outdoor living area and an in-ground fiberglass pool that is non-compliant and most likely requires removal or major repair.

There is a single undercover car space at the entry to the home.

The Location:

- 800 m to Berkeley Vale Public School.
- 2.4 kms to Tuggerah Lakes Secondary College Berkeley Vale Campus
- 2.6 kms drive to Mingara Recreation Club.
- 6.4 kms to Shelly Beach and Golf course.
- 8.1 km to Bateau Bay Beach, Wyrabalong National Park and walking trails
- Approximately 8 kms to Tuggerah Station, Westfield Tuggerah and M1 Motor way

Conveniently located close to schools, shops, parks, and a short drive to local beaches —offering the perfect balance of coastal lifestyle and everyday convenience.

Don't miss this opportunity to purchase a quality family home in a blue-chip neighbourhood that could be the ideal family abode or investment property offering strong returns!

Be sure to contact Justin or Belinda today to arrange your own private viewing, or view as advertised.

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 WUAGJF  
Property Type House  
Land Area 626 m2  
Including Ensuite

**Justin Bond 0406 999 007**

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**Belinda Bond 0400 544 557**

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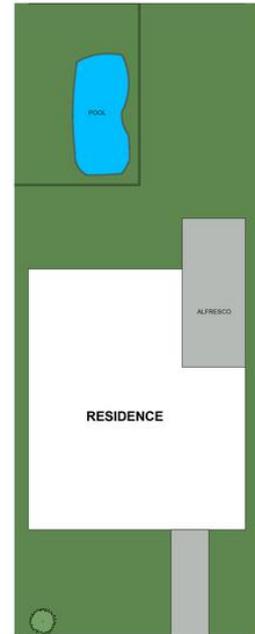
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## 8 Jean Ave Berkeley Vale



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APPROX INT: 275m<sup>2</sup>  
LAND SIZE: 626m<sup>2</sup>



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