

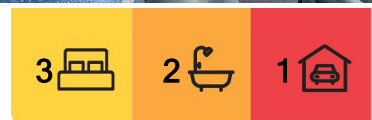


Berkeley Vale, 9 Ferndell Way

Attention First Home Buyers/ Investors

Great buying opportunity awaits with this three bedroom home, positioned on approximately 560sqm of land. Found in the perfect location in the sought after suburb of Berkeley Vale. Close to lake, schools, shops and transport and easy 10 minute drive to the freeway to Sydney or Newcastle. This home would definitely suit first home buyers or the savvy investor looking to invest on the Central Coast. Currently with tenants with an expired lease agreement.

- * Functional open plan living, with combined lounge/dinning.
- * Large main bedroom with robe.
- * Bathrooms are original and well presented.
- * Extra bedrooms are good size, with possible 4th bedroom or large study area.
- * Single enclosed carport, with plenty of street parking.
- * Functional kitchen with dishwasher & gas cooking.
- * Spacious undercover deck, overlooking private secure backyard.



For Sale

Price Guide: \$850,000

View

By Appointment

Contact

Craig Trehearne

0478 072 257

craig.trehearne@ljhooker.com.au



Disclaimer: 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 Tumby Umbi | Killarney
Vale | Bateau Bay
(02) 4389 1722**

* Exceptional buying opportunity for investors or first home buyers.

Owners seeking offers today. Contact Craig for inspection times.

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 About this Property

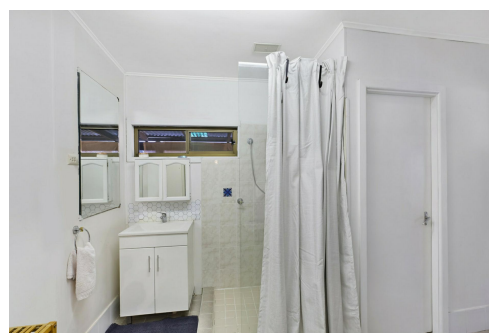
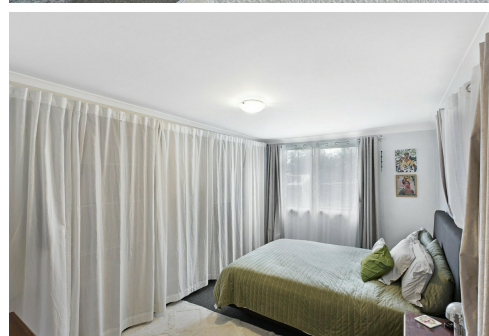
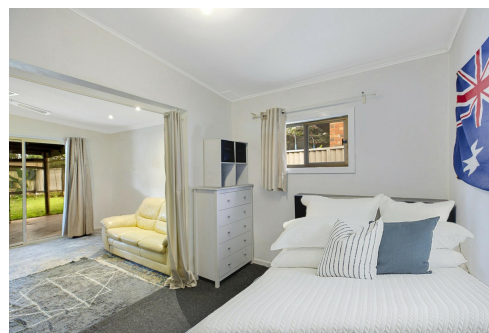
Property ID	WN0GJF
Property Type	House
Land Area	560 m2
Including	Study Toilets (2) Dishwasher

Craig Trehearne 0478 072 257

Sales Consultant L.R.E.A | craig.trehearne@ljhooker.com.au

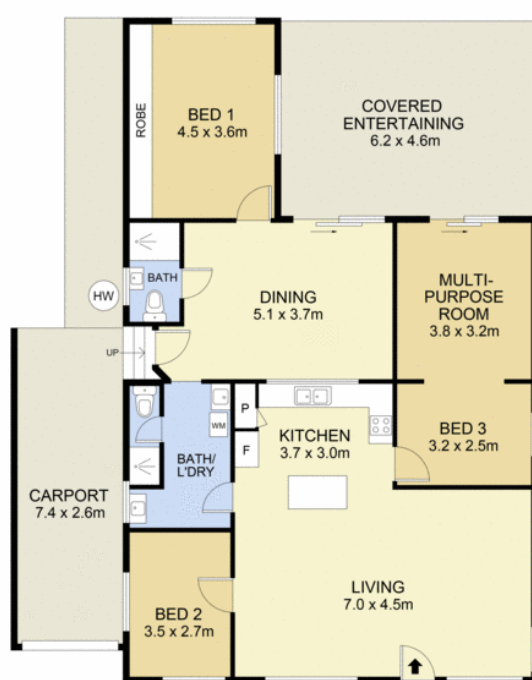
LJ Hooker Tumbi Umbi | Killarney Vale | Bateau Bay (02) 4389 1722

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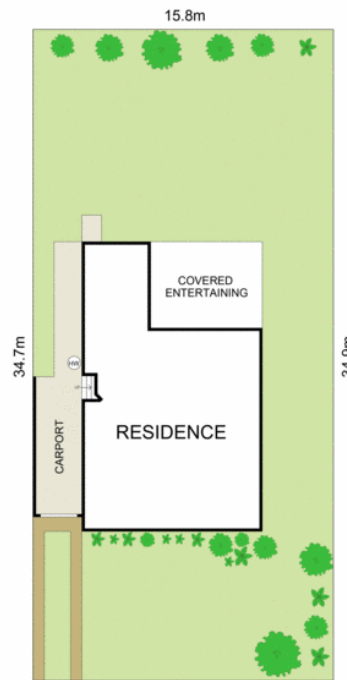


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FLOOR PLAN



SITE PLAN

0 1 2 3 4 5 SCALE (METRES)

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries



INT : 117 m²

EXT : 48m² NOT TO SCALE

9 Ferndell Way, Berkeley Vale