



1/241 Cygnet Drive, Berkeley Vale

## Rare Opportunity &ndash; Free- Standing Duplex in Prime Location!

Ideally positioned in a highly sought-after pocket, this charming two-bedroom brick and tile free-standing duplex is within easy reach of the M1 motorway, quality local schools, shops, transport, Tuggerah Lake, and beautiful beaches.

Bathed in natural light, this well-presented home offers a spacious open-plan living and dining area that flows effortlessly into a renovated kitchen. Both the kitchen and bathroom have been tastefully updated, delivering modern comfort and style.

Perfect for first-home buyers, investors, or downsizers, this feature-packed duplex represents outstanding value in a location that truly has it all.

### Property Highlights:

- Free-standing brick & tile duplex
- Two generous bedrooms
- Renovated kitchen & bathroom
- Large open-plan living & dining
- Low-maintenance yard

2 1 2

**FOR SALE**  
Contact Agent

**VIEW**  
Sat 4th Jul @ 10:30AM - 11:00AM

**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.

**LJ Hooker**

- Short drive to shops, cafes, Tuggerah Lake & schools
- Approx. 10 minutes to beaches, golf course, major shopping centres, trains & M1

View: By appointment.

Agency: LJ Hooker Berkeley Vale

Agents: Volkan Akintetik & Reece Caira

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## MORE DETAILS

Property ID	68J25
Property Type	Villa
Including	Air Conditioning Outdoor Entertaining Built-in-Robes Fully Fenced

### Volkan Akintetik 0499 830 247

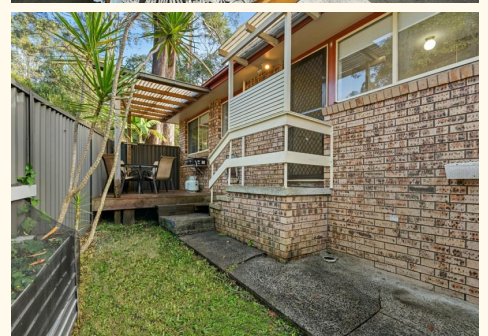
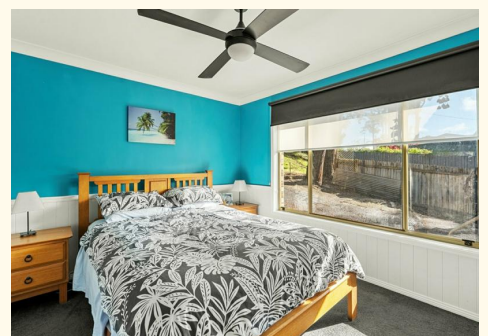
Principal/Sales Specialist | [volkan@ljhberkeleyvale.com.au](mailto:volkan@ljhberkeleyvale.com.au)

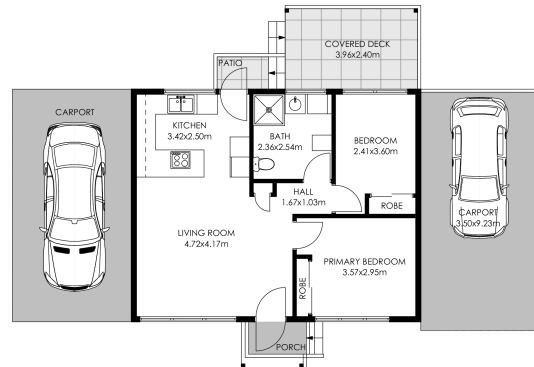
### Reece Caira 0431 013 342

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### LJ Hooker Berkeley Vale

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FLOOR PLAN



Scale in Metres

2 Beds

1 Bath

3 Cars

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.

Carport:	58.0m <sup>2</sup>
Porch:	2.0m <sup>2</sup>
Covered Deck:	10.0m <sup>2</sup>
Patio:	1.0m <sup>2</sup>
Total:	56.0m <sup>2</sup>

