







1/241 Cygnet Drive, Berkeley Vale

Rare Opportunity – 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 villa
· Two generous bedrooms
· Renovated kitchen & bathroom
· Large open-plan living & dining
· Low-maintenance yard

2 1 2

FOR SALE
$620,000 - $680,000

VIEW
By Appointment

AGENTS
Reece Caira
0431 013 342
reece@ljhberkeleyvale.com.au

Volkan Akintetik
0499 830 247
volkan@ljhberkeleyvale.com.au

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.

· 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

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









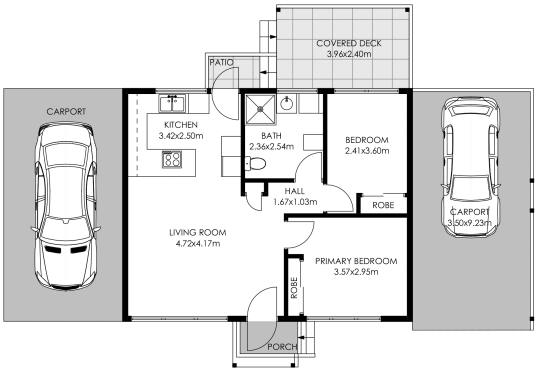


Reece Caira 0431 013 342
Director/Sales Specialist | reece@ljhberkeleyvale.com.au
Volkan Akintetik 0499 830 247
Principal/Sales Specialist | volkan@ljhberkeleyvale.com.au

LJ Hooker Berkeley Vale 02 4312 4030
2/62 Lakedge Avenue, BERKELEY VALE NSW 2261
berkeleyvale.ljhooker.com.au | accounts@ljhberkeleyvale.com.au

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1/241 CYGNET DRIVE, BERKELEY VALE NSW



FLOOR PLAN

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Scale in Metres

0m 1m 2m 3m 4m 5m

2 Beds | 1 Bath | 3 Cars

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Carport:	58.0m^2
Porch:	2.0m^2
Covered Deck:	10.0m^2
Patio:	1.0m^2
Total:	56.0m^2

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