



32 Gallop St, Berkeley, NSW 2506

Sold - \$360,000

House 3  1 



## Lake Views

Positioned in a pleasant neighbourhood, is this solidly constructed, family home that is very well presented both inside and out. Offering a sunny, light filled interior featuring polished timber floors to lounge, good sized kitchen with breakfast bar and defined dining, sparkling clean bathroom and a second loo in the laundry. Just outside the backdoor is a tremendous entertainer's deck. Clad and aluminium window construction circa 1965. Situated on a large, gently sloping block with established gardens and a carport with gates for the vehicle. Conveniently located close to shops, transport and schools. Just try and find a more comfortable family home that is better value.

**Open for Inspection**

By Appointment.

Age - 50 years approx  
Dimensions - 17.68 / 12.29 x 41.15 / 34.42  
Land Size - 605.5m2  
Council Rates - \$1,414.40pa  
Water Rates - \$706.24 + usage  
Potential Rent - \$330pw  
Internal Living - 93m2  
Stamp Duty on \$350,000 = \$11,240

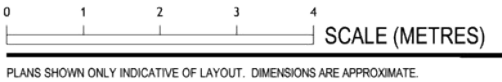
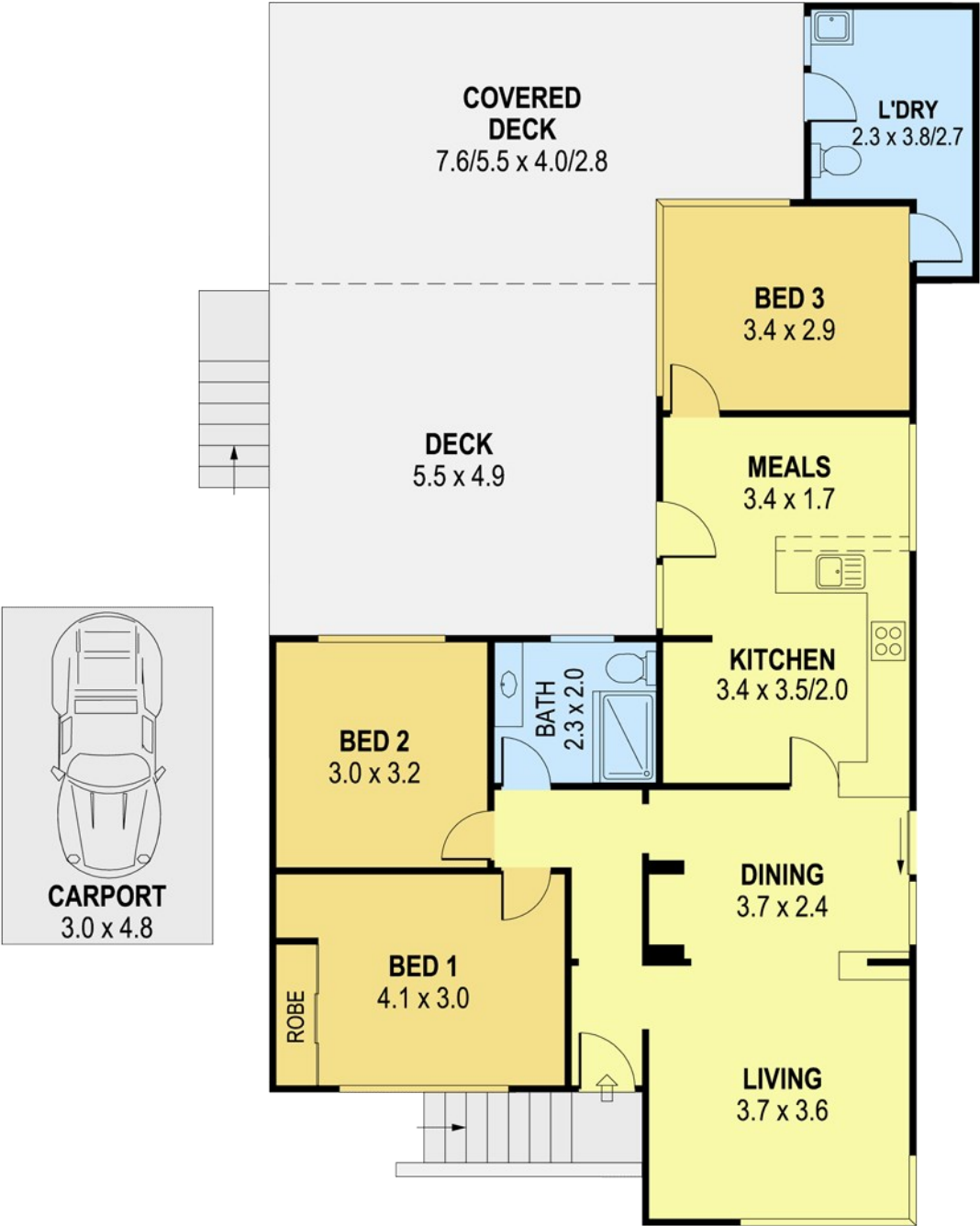
- \* Three bedroom clad & aluminium window construction
- \* Well presented both inside and out
- \* Sunny light filled interior
- \* Polished timber floors in lounge
- \* Good sized kitchen with breakfast bar
- \* Defined dining
- \* Sparkling clean bathroom
- \* Second loo in the laundry
- \* Tremendous entertainer's deck
- \* Large, gently sloping block

### Listed By

Renee Lambert  
Phone: (02) 4228 2555  
Mobile: 0418 423 636



Floorplan



INT : 93m<sup>2</sup>  
EXT : 55m<sup>2</sup>  
CARPORT : 14m<sup>2</sup>

32 GALLOP STREET

BERKELEY