



22 Hertford St, Berkeley, NSW 2506

Sold - \$565,000

House 3  1 



## Great Family, First Home or Investment Potential

Perfectly suited to Investors, Family and First Home Buyers or anyone looking for that rare opportunity to develop or add a second dwelling.

**Open for Inspection**

By Appointment.

This 3 bedroom brick home is conveniently positioned with only a short stroll to the Lake Forshore, multiple sporting grounds, picnic areas, playgrounds, local shops, public transport and freeway access, which is ideal for commuters to and from Sydney, whilst also offering a park across the road that is perfect for the kids to kick the ball, ride their bikes and play with friends.

The home has side access either side of the home and boasts drive through access down the Western side, with room to park your caravan, boat, trailer or car.

The home features:

- 3 large bedrooms, all carpeted and with roller shutters
- Living room has plenty of natural light and escarpment views
- Formal dining area with reverse cycle air conditioning
- 8 year old kitchen offering an electric cooker, post form laminex bench top and a dual stainless steel sink
- Bathroom has a shower over bath, vanity and toilet
- Internal laundry with plenty of cupboard space
- High ceilings throughout and Heukro rollers shutters
- Backyard is great size for pets and children, is fully fenced, has side access and potential to develop with a D.A. approval

Situated in a peaceful and quiet part of the street, has a wonderful front porch that is perfect for reading the paper and enjoying your morning coffee whilst taking in the escarpment views.

Take advantage of this great opportunity today before it gets snapped up as it will not last long..

### Listed By

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