

**3 George St, Berkeley, NSW 2506**

**Sold - 24/04/2017**

House 3  1  1 



## Huge Block Packed with Potential

Renovated two/three bedroom home situated on a huge 1,265m2 block, with a frontage of 21.23m (approx) this property is ripe with development potential.

The well cared for home features;

- A modern renovated kitchen opening onto combined living/dining area
- Sparkling modern bathroom
- Floating flooring and high ceiling throughout
- Period features including fire place and wood burner stove.
- Huge walk in robe or study from the master bedroom, BIW in the second bedroom
- Covered rear patio and detached single garage.

Positioned in a prime location seconds from local schools, Lake Illawarra, Warrawong Plaza and just 10 minutes to the Wollongong CBD.

This property represents a fantastic opportunity to develop, build a granny flat or dual occupancy for additional return (STCA), or simply ideal for someone looking for a quality home on a large block.

Currently leased for \$395 per week until September.

Council \$401.94pq\*

Water - \$168.38pq\*

\* All figures are approx.

**Open for Inspection**

By Appointment.

The inspection on Saturday April 15th will be a site inspection only, no internal access will be available only.

This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a bracket for website functionality purposes.

### Listed By



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