

145 Berkeley Rd, Berkeley, NSW 2506

Sold - \$2,100,000

Acreage 4  2  15 



## Potential Plus, House, 13.2 Acres with Income, 2 Workshops!

Live the Ultimate lifestyle – Where you can have it all for yourself, or rent out the workshop/s, and/or run agistment. The 2 acres(approx) of Heavy industrial Zoning at the front of the property paves the way for a multitude of uses, while the space at the rear gives you the peace and escape from busy suburbia!

**Open for Inspection**

By Appointment.

### Country Style 4 Bedroom House

- Large Open plan with 10' Ceilings and Bluegum Hardwood Floors
- Modern polyurethane kitchen with Ilve cooktop + double oven, and granite benches
- Reverse cycle Air con for all year comfort plus "Spinafire" wood fire for cosy winters
- Entertainers dream with Bar and multiple door access to the wide full length veranda
- X-Large main bedroom with RC Air Con, beautiful en-suite and rear balcony access
- All bedrooms are carpeted and with built in robes
- Extra wide double garage with internal access to house

### Workshop 1 – 18m x 9m with 3.6m clearance roller door access

- Brick and Colourbond Construction with Concrete floor
- Office, Kitchenette, Shower and toilet, and mezzanine office/room
- Separate carpark
- Currently tenanted with keen to stay clients, or can be vacant possession
- Heavy industrial zoning and previous uses allow for a multitude of business options

### Workshop 2 – 12m x 9m with 2x 3m clearance roller doors

- Colourbond shed with concrete floor
- r/cycle air conditioner
- build your dream man cave – high enough for a car hoist!

### For The Horse and animal lovers

- 2 extra Large Stables – one with crush, suitable for mare and foals or large Warmbloods
- 40m x 20m Sand Riding Arena
- 7 Safe Electrified yards of varying sizes and central breezeway

### Listed By

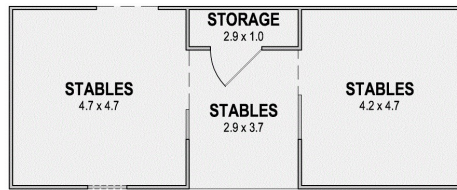
Ali Yagmur

Phone: (02) 4271 7444

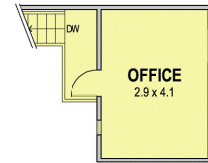
Mobile: 0412 717 444



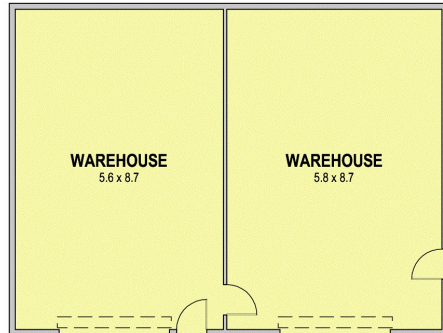
## Floorplan



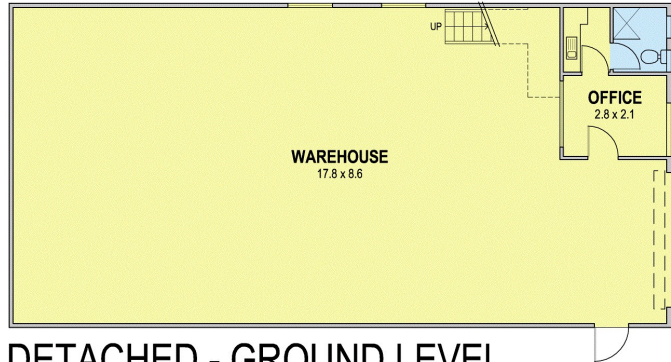
DETACHED



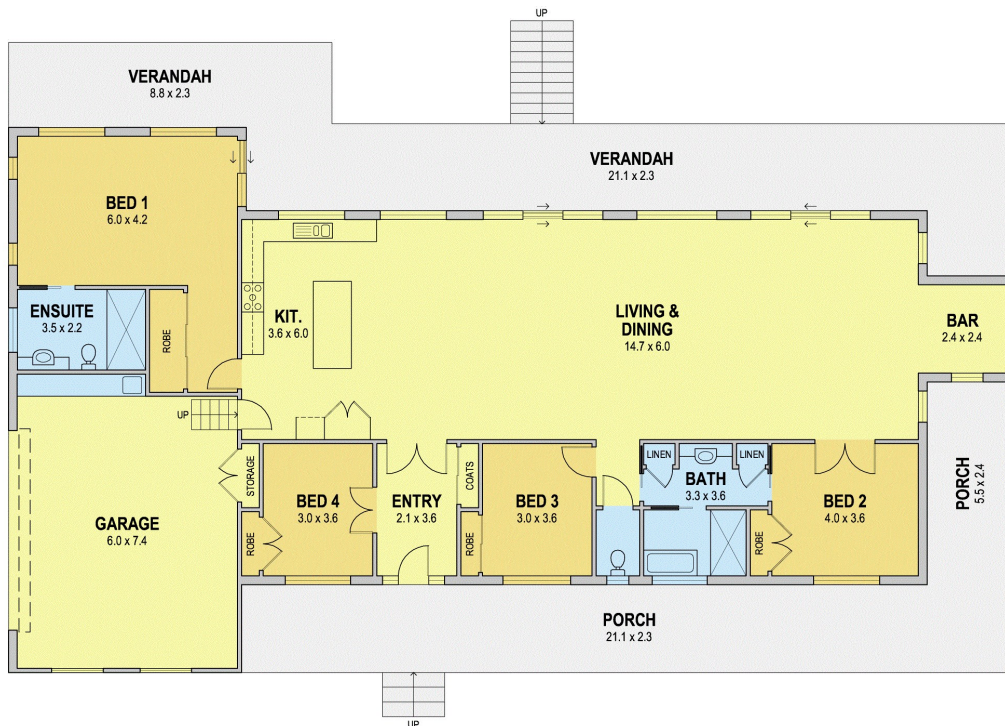
LOWER LEVEL



DETACHED



DETACHED - GROUND LEVEL



### Lot 2 Berkeley Road, Berkeley, NSW

Residence Area: 428m<sup>2</sup> (approx.) Total External Building Area: 345m<sup>2</sup> (approx.)

Internal Living Area: 272m<sup>2</sup> (approx.)



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Residence Area includes all external walls, outdoor areas and outdoor structures.