

**37 London St, Berkeley, NSW 2506**

**Sold - \$800,000**

House   



## Rare Block with Development Potential (STCA)

Positioned in a quiet street on a 797m<sup>2</sup> block, within walking distance to Lake Illawarra, schools, shops public transport and only a short drive to Warrawong Plaza with easy access to the M1 and approximately 10 minute's drive to Wollongong CBD.

### Open for Inspection

By Appointment.

The property features two generous sized bedrooms, kitchen with plenty of cupboard space and gas cooking, open plan living and dining area with reverse cycle air conditioning, main bathroom and second toilet, internal laundry, outdoor entertaining area, a huge yard and double lock up garage with workshop.

With an opportunity to redevelop (STCA) as it provides a near level 797m<sup>2</sup> block, with a 15m<sup>2</sup> frontage and R2 zoning.

### Features:

- Two generous sized bedrooms
- Kitchen with plenty of cupboard space and gas cooking
- Open plan living and dining area with reverse cycle air conditioning
- Main bathroom and second toilet
- Internal laundry
- Outdoor entertaining area and a huge yard
- Double lock up garage with workshop
- Block size 797m<sup>2</sup>, 15m frontage, opportunity to re-develop (STCA)

### Listed By

Anthony Sorace

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