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222 Lakedge Avenue, Berkeley Vale

## Intoduction

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Welcome to 222 Lakedge Avenue, Berkeley Vale.

It gives me great pleasure to introduce this fantastic property to the market.

As you read through this booklet you will find all the relevant information relating to the property. If you have any queries please do not hesitate to contact me.

Kind Regards

***Adrian Simpson***

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***"Service, Quality, Excellence"***



222 Lakedge Avenue, Berkeley Vale

## Property Details

1



1



2



746 sqm



### 222 Lakedge Avenue, Berkeley Vale NSW

Located opposite the banks of Tuggerah Lake and a short stroll to the local Shops, this property represents an excellent opportunity to secure a great block in a fantastic location.

Introducing 222 Lakedge Avenue, Berkeley Vale.....

- \* 746.1 m approximately.
- \* Frontage approximately 21.3 metres.
- \* Right hand side depth approximately 36 metres.
- \* Left hand side depth approximately 41 metres.
- \* Comfortable 1 bedroom home with timber floors and a fireplace.
- \* Verandahs at both the front and rear. The front with lake views.
- \* Single garage and utility room under the house as well as a detached garage at the rear.
- \* Currently returning \$270.00 per week with a good long term tenant.
- \* Zoned R2 low density residential.

This is a prime opportunity for an investor looking to buy and hold, a developer looking for a smaller project or the home buyer who simply wants a comfortable home with a backyard or the opportunity to knock down and rebuild.

To receive a free information e-book on this property text '222LAKEDGE' to 0429 272 028



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222 Lakedge Avenue, Berkeley Vale

## Property Photos Photo Gallery

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222 Lakedge Avenue, Berkeley Vale

## Key features of the property

Features	Details
House Features	Details
Bedrooms	1
Bathrooms	1
Garaging	Single garage under the house and a single garage in the rear yard.
Dwelling Construction	Brick & Clad with a Tile roof
Yard	Good size backyard
Heating/Cooling	Combustion Fireplace
Property size	746.1m2
Frontage	Approximately 21.3m
Property age	1967 - 51 Years
Council Approvals	Dwelling 1967, addition 1976, awning 1981
Zoning	R2 Low density residential

Features	Details
Easement	Easement for drainage 12 feet wide on the right hand side boundary.
Plan Details	Lot 42 deposited plan 29311
Pre-purchase Inspections	We disclose that a pre - purchase pest and building inspection was completed on this property by BPI Inspections on 10/9/2018. For information contact John on 0412 783 261.



## Ingoings and Outgoings

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### Rental Estimate

The property is currently returning \$270 per week.

### Council Rates and Water

The annual council rates are approximately \$1,688.70 p.a.

The annual water rates are approximately \$776.23 p.a.



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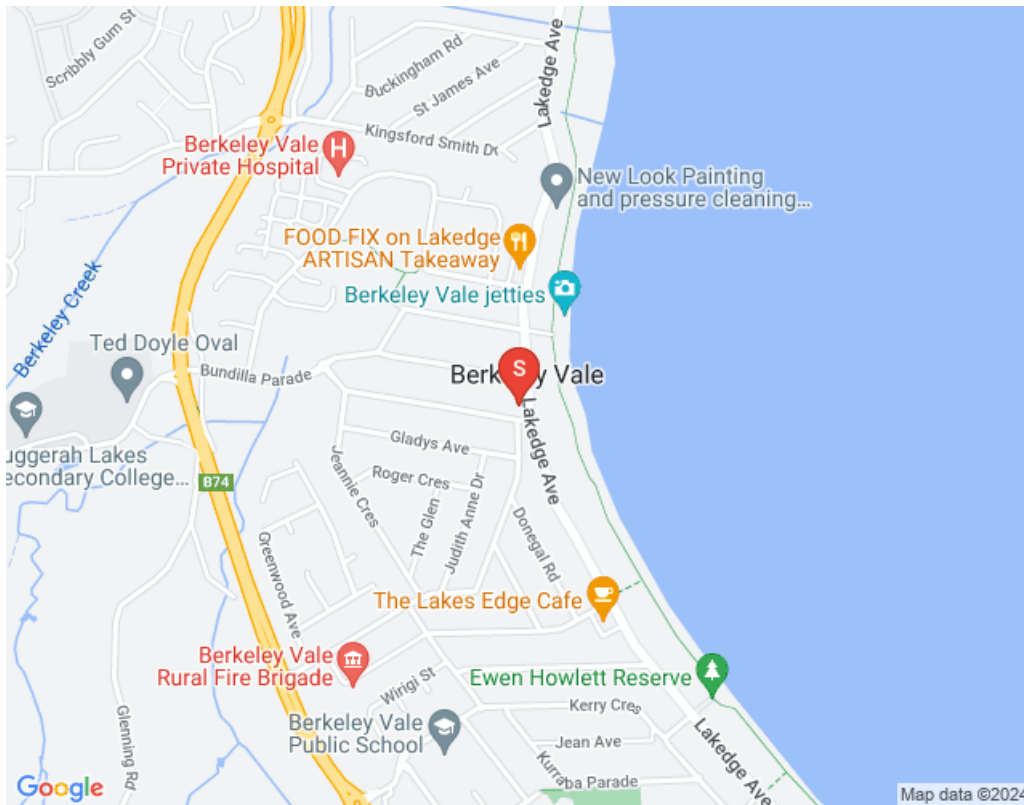
02 4353 1999

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222 Lakedge Avenue, Berkeley Vale

## Property Location Map



## Walking distance to .....

????Tuggerah Lake and walking/bike track to The Entrance or Chittaway Bay.

Bakery, takeaway and local shops

Berkeley Vale Primary School

Mingara Recreation Club





## Short drive to.....

Bateau Bay Square

M1 motorway

Westfield Tuggerah

Tuggerah Railway Station

Shelly Beach

Berkeley Vale High School



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222 Lakedge Avenue, Berkeley Vale

## Contract of Sale

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[Contract of sale](#)

## Disclosure

We disclose that a pre - purchase pest and building inspection was completed on this property by BPI Inspections on 10/9/2018. For information contact John on 0412 783 261.



222 Lakedge Avenue, Berkeley Vale

## Suburb overview

### Welcome to Berkeley Vale

Berkeley Vale is located on the glistening shores of Tuggerah Lakes on the sunny Central Coast, just over 1 hour North of Sydney and is part of the Central Coast local government area.

The Aboriginal meaning of Berkeley Vale is “place of much water”, with the suburb enjoying water views, deep water frontages, waterfront reserves and plenty of space to enjoy all water sports, fishing and more. The area is within 10 minutes drive to local Shelly Beach, Toowoona Bay and popular tourist spot, The Entrance. Berkeley Vale offers a laid back, affordable lifestyle with local amenities and infrastructure close by, making it very appealing to Sydney-siders looking for a change of pace.

*Schools and Education:* Berkeley Vale Primary School is a large school with a wide range of facilities and equipment, excellent grounds and is located in Pindarri Avenue.

Berkeley Vale Campus, Tuggerah Lakes Secondary College has established close links with its community and is moving towards becoming a 7-10 school operating on a philosophy emphasising middle school best practice. Berkeley Vale also has a number of child care facilities including Noah's Ark Care and Learning Centre at Clare Crescent and Berkeley Vale Pre-School at Kareelah Avenue.

*Shopping:* Berkeley Vale offers a number of local shopping strips with general stores, take away shops, café's, newsagencies, a chemist and more and is located within 10 minutes drive to Westfield Tuggerah Shopping Centre (offering over 370 stores including David Jones, Big W, Target, Aldi, Coles, Woolworths, JB Hi Fi and more) and Bateau Bay Shopping Centre. Berkeley Vale is also located within 25 minutes drive to Erina Fair Shopping Centre.

*Transport:* Berkeley Vale has a local bus service and is within 10 minutes drive to Tuggerah train station and freeway access.

*Activities:* Berkeley Vale is home to the “Panthers” football sports club and “Wombats” soccer club. Local ‘Arthur’s Gym located on Tumby Creek Road and Mingara Recreation Centre offers Fitness One Gym and athletics centre. There is also a Neighbourhood Centre and family church. A bike/walking track starts at Chittaway Bay and winds all the way through Berkeley Vale to The Entrance with a number of play grounds and BBQ areas perfect for family picnics.

*Other:* Mingara Recreation Club offers restaurants, events centre, sports bar, mini golf, One Fitness and Athletics track. A variety of restaurants including KFC, McDonalds and Domino's are also close by.

Berkeley Vale Private Hospital is located in Lorraine Avenue next to the sought after Berkeley Village, a facility of units for the over 55's.

*Neighboring suburbs:* Chittaway Bay, Chittaway Point, Glenning Valley, Tumby Umbi, Killarney Vale, Bateau Bay