



31 St James Avenue Berkeley Vale NSW

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An exceptional opportunity to secure a 3-bedroom home plus a modern 3-bedroom granny flat, each with separate access and strong rental returns.

* Main Residence - Currently leased at \$495/week

- 3 bedrooms with polished timber floors
- Spacious living area
- Functional kitchen
- Modernized main bathroom
- Internal laundry with 2nd toilet
- Single carport
- Room for a rental increase up to \$510-\$520/week

* Granny Flat - Currently leased at \$430/week

Type : House
Price : \$ 1,008,000
Land Size : 556 sqm
View : <http://www.coastwidefn.com.au/sale/nsw/central-coast-region/berkeley-vale/residential/house/8539607>

[For full version visit the website](#)



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<http://www.coastwidefn.com.au>

We sell, rent and manage Real Estate, Residential, Lifestyle and Commercial across the Central Coast

31 St James Avenue, Berkeley Vale

SITE PLAN



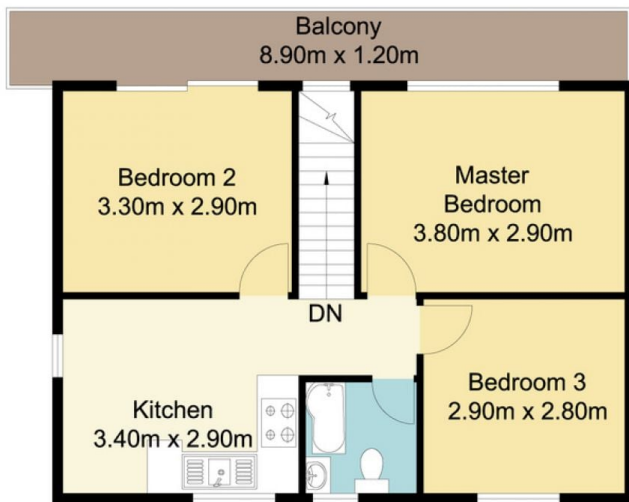
Total Approx Floor Area 147.30 sq.m

Measurements are approximate. Not to scale. For illustrative purposes only. Boundaries are approximate

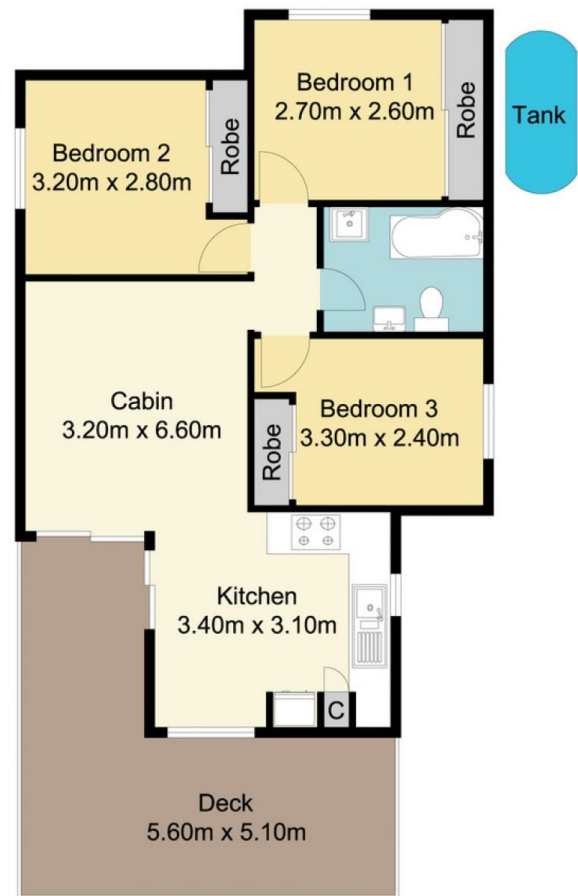


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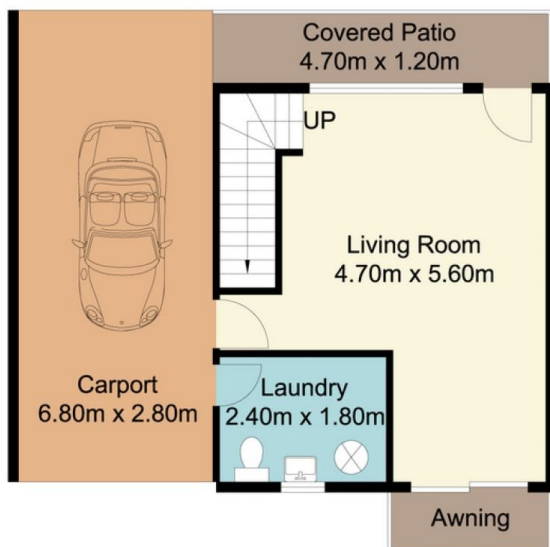
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Upper Level



Cabin



Lower Level

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