



### 38 Jean Avenue Berkeley Vale NSW

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Set on a 651 sqm block this delightful home will make an ideal 1st home or investment property.

Freshly painted throughout, the home features 3 bedrooms with robes in the main, a comfortable living room, neat functional kitchen and a covered outdoor entertaining area at the rear.

The home comes complete with air conditioning, carport, garden shed and a private fully fenced yard. Enjoying a corner position with a wide street frontage there is plenty of room to expand and grow.

The ideal location is close to all amenities, only a short stroll to the park, playground facilities, school and lake.

Investors can expect a return of \$420 - \$430 per week.

**Price** : \$ 495,000

**Land Size** : 651 sqm

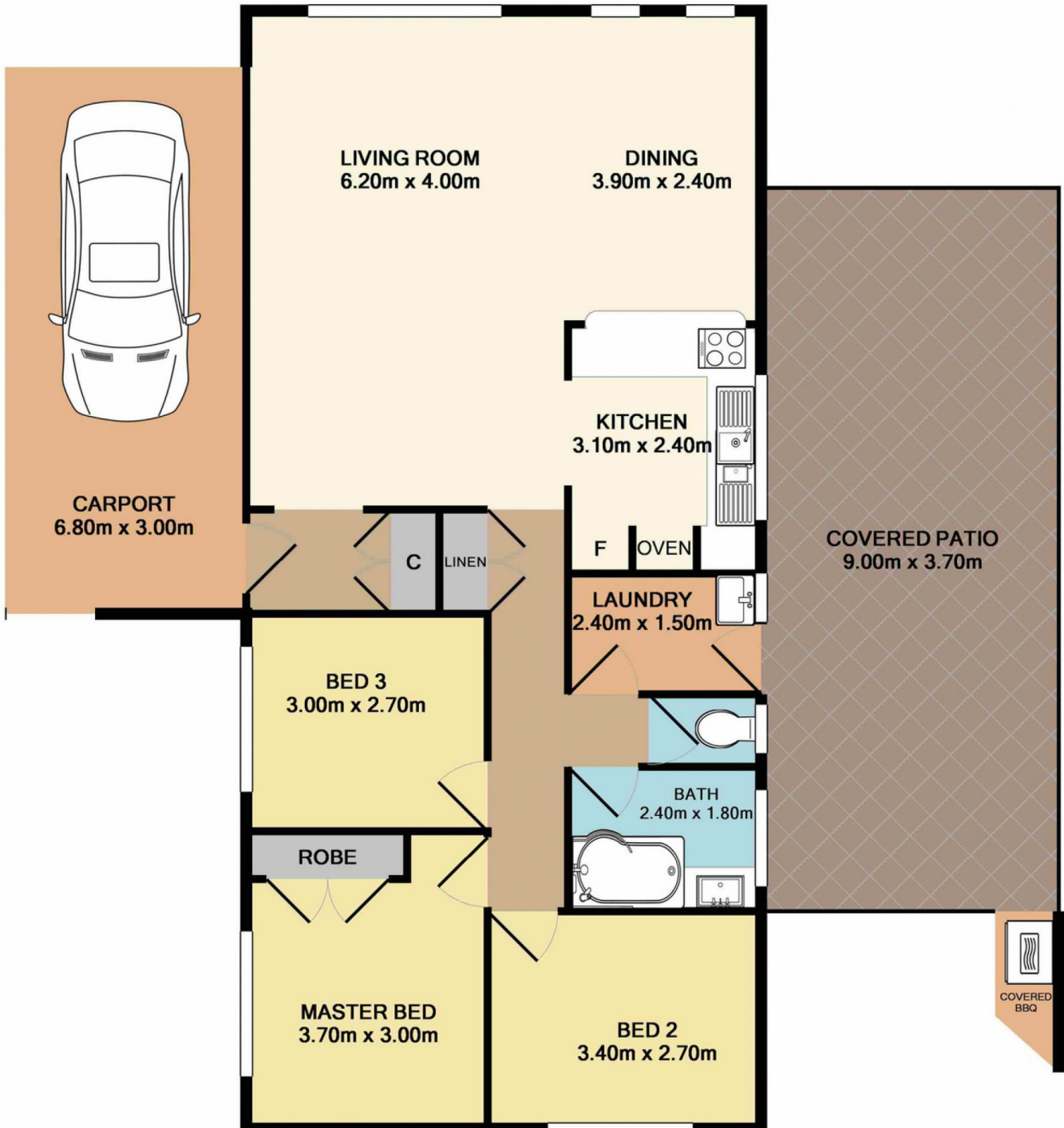
**View** : <https://www.coastwidefn.com.au/sale/nsw/central-coast-region/berkeley-vale/residential/house/5624014>



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Total Approx. Floor Area 110.7 SQ.M. 1191 SQ.FT.

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



## SITE PLAN

