

31 St James Avenue BERKELEY VALE NSW

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This council approved house and granny flat has the potential to return up to \$740 per week.

The house has just had a fresh coat of paint and is expected to return \$380 per week. It consists of:

- * 3 bedrooms
- * Eat in kitchen
- * modest bathroom
- * Downstairs living room
- * Laundry with 2nd toilet
- * Single car port

The Granny flat, completed in July 2017, has an expected return of up to \$360 per week. It consists of:

- * 3 bedrooms, master with built in robes

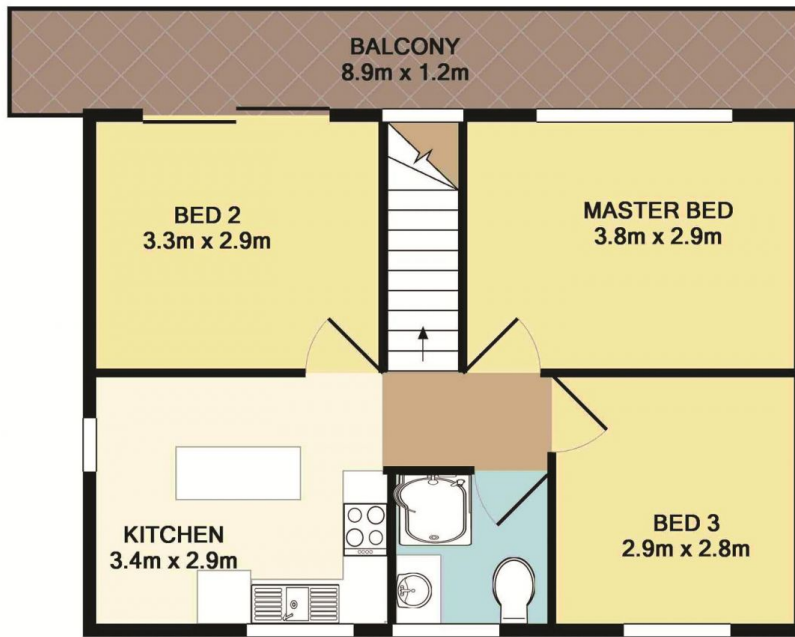
Price : \$ 625,000
Land Size : 556 sqm
View : <https://www.coastwidefn.com.au/sale/nsw/central-coast-region/berkeley-vale/residential/house/5623539>



David Manuelle
02 4353 1999

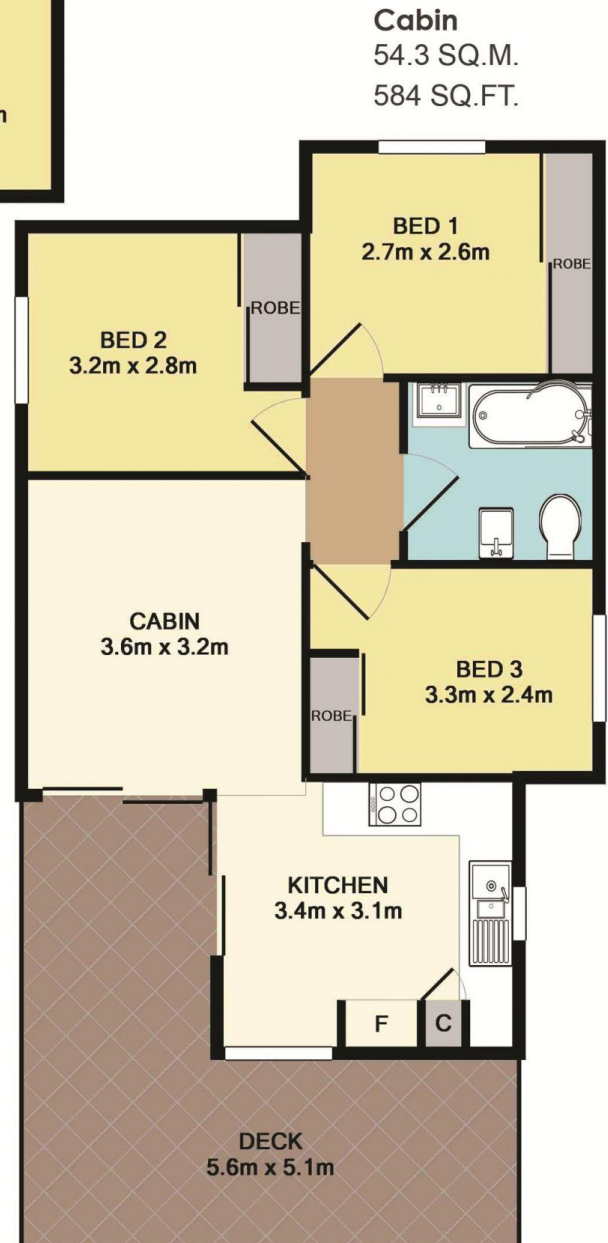
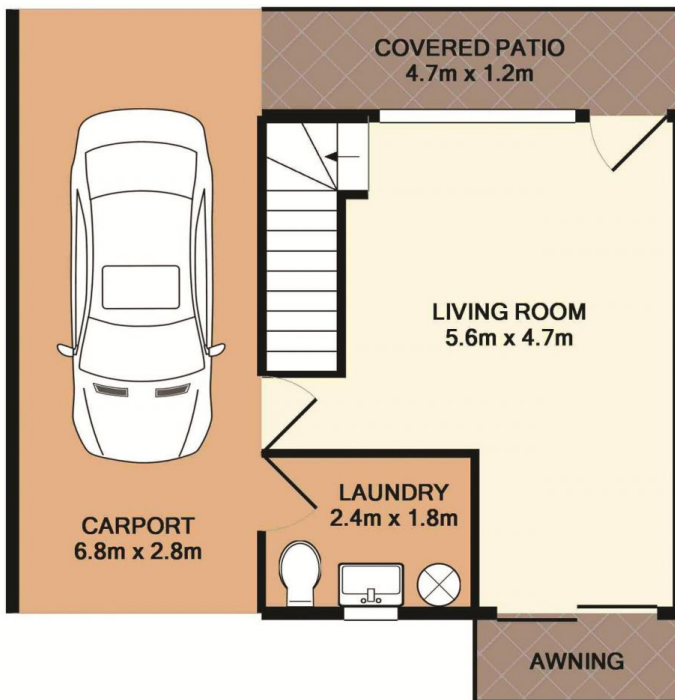
<https://www.coastwidefn.com.au>

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Upper Level
46.4 SQ.M.
499 SQ.FT.

Lower Level
46.6 SQ.M.
502 SQ.FT.



Total Approx. Floor Area of Main House 93 SQ.M. 1001 SQ.FT.

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

SITE PLAN

