

### 31 St James Avenue Berkeley Vale NSW

3 1 1

Fresh and funky 3-bedroom home with new kitchen, bathroom and front veranda that captures the warm sun and fill the home with light!

The downstairs area has a tiled living room, which is set up as a warm cozy lounge room, also an external laundry + single carport.

Upstairs features 3-decent size bedrooms, kitchen with new appliances, polished floorboards throughout and a lovely feel to the whole house.

Great location, situated within walking distance to the local Tuggerah Lakes bike/walking path, short drive to Mingara Recreation club, local Chittaway Bay shopping complex, Westfield Tuggerah shops and freeway access.

AVAILABLE NOW! PETS ON APPLICATION.

**View :** <https://www.coastwidefn.com.au/lease/nsw/central-coast-region/berkeley-vale/residential/house/5624157>



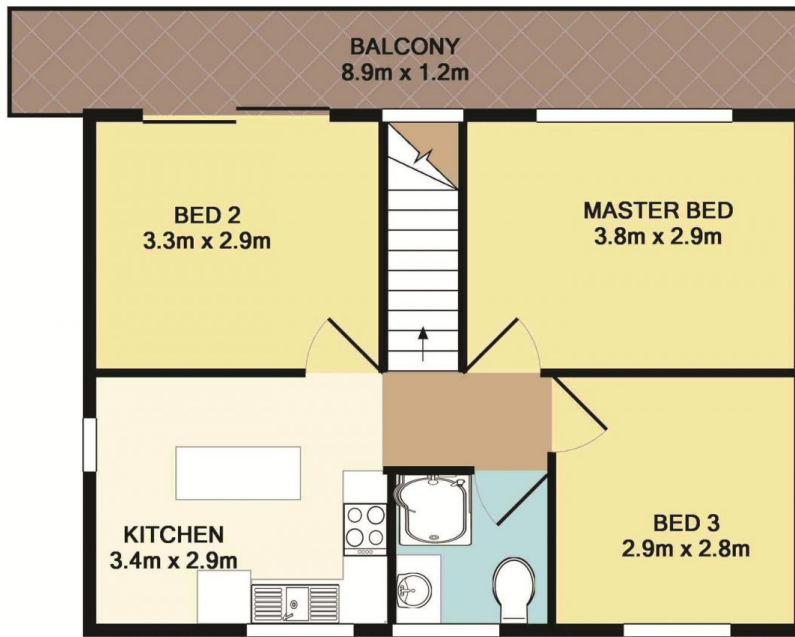
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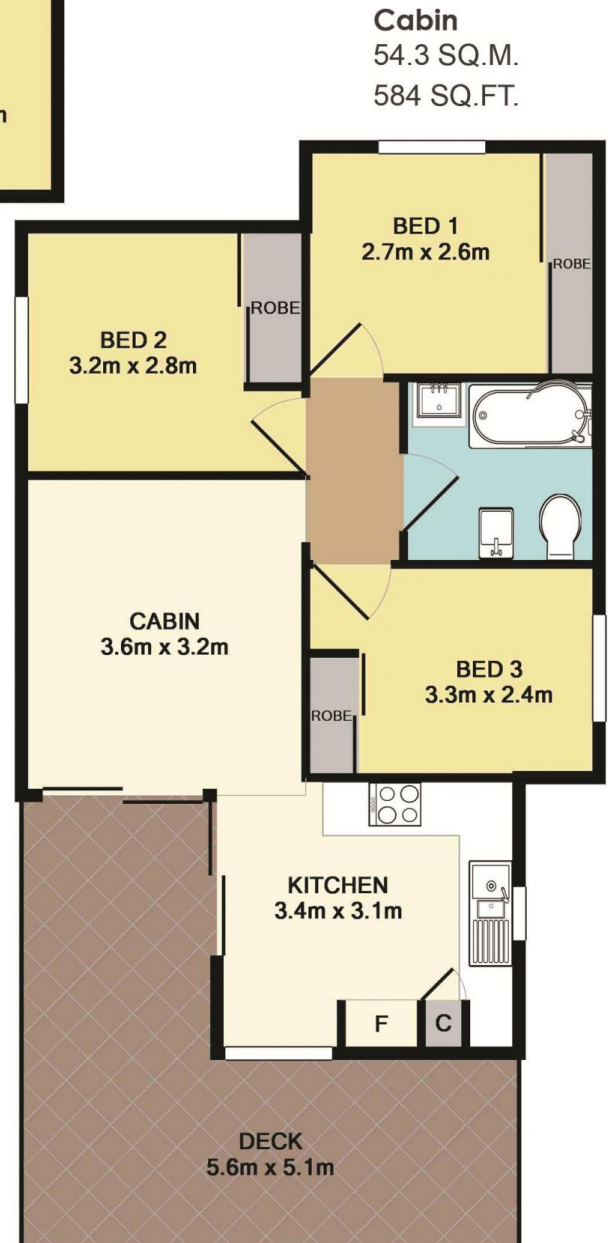
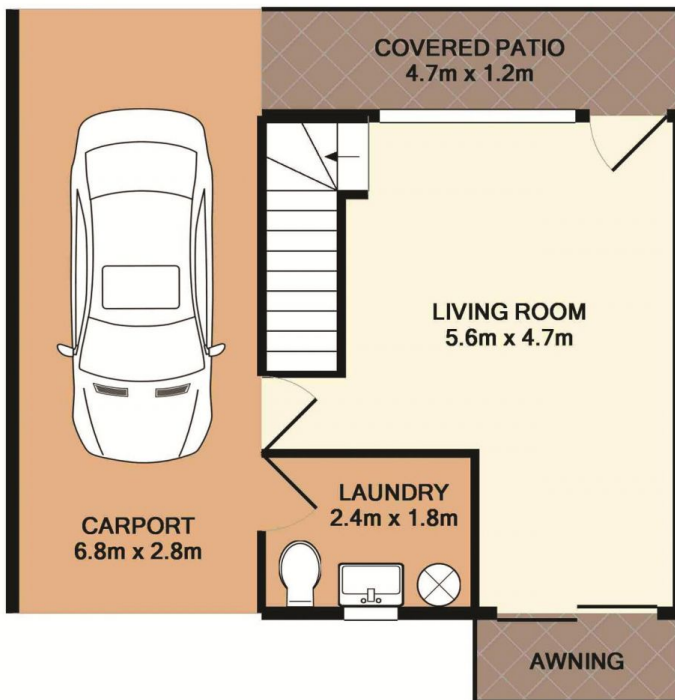
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**Upper Level**  
46.4 SQ.M.  
499 SQ.FT.

**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

