



77 Nottingham Street, BERKELEY

3 bedroom home + 3 bedroom granny flat

Centrally located in the popular lake side suburb of Berkeley is this fantastic dual residence. The property is a combination of a renovated 3 bedroom home and recently added 3 bedroom granny flat. Factor in depreciation and you have one sensational investment, or passive income should you wish to occupy.

With close proximity to the lake and famous beaches you could utilise the granny flat as a weekender or holiday home. Multiple options are on offer to a variety of buyers.

The House Features;

- 3 bedroom home, open plan layout and maximum natural light
- Sun-drenched kitchen with ample bench and cupboard space
- Desirable flow from inside to out, huge deck to entertain with uninterrupted views
- Master bedroom with large French doors opening to separate deck/entrance
- Luxurious bathroom with detached bath and double vanity
- Floating timber floors throughout, ceiling fans, double carport
- Under house storage

Granny Flat Features;

TYPE: For Sale

INTERNET ID: 19162931

SALE DETAILS

[Expressions Of Interest](#)

CONTACT DETAILS

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Wollongong**
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WOLLONGONG, NSW
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Lou Niceski
0414 287 093

- Open plan kitchen, living and dining
- 3 bedrooms with ceiling fans
- Double glazed doors and windows
- Floating timber floors throughout
- Timber deck on entry, private grassed yard area
- Separate landscaped side access

Located within 1 minute drive to M1 motorway, moments to the lake, schools and shops.

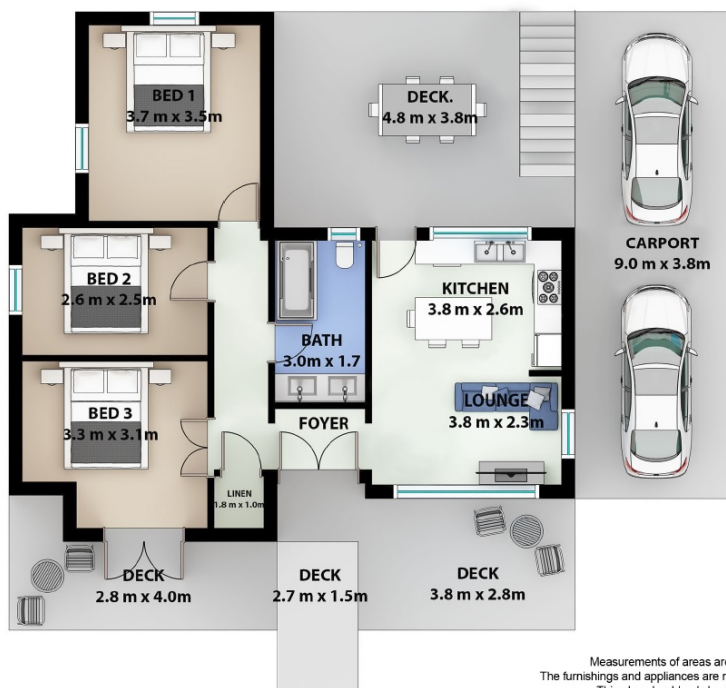
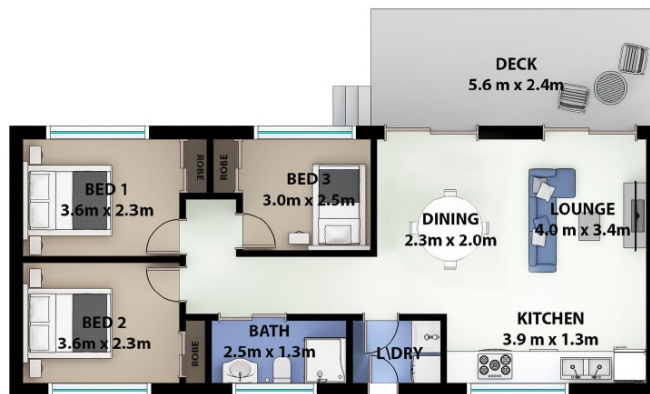
Other features: Close to Schools, Close to Shops, Close to Transport

- Bedrooms: 6
- Bathrooms: 2
- Double carport





77 NOTTINGHAM STREET BERKELEY



Measurements of areas are only approximate.
The furnishings and appliances are not the actual items.
This plan should only be used as a visual aid

	Internal: 113.5m ²	Total 195.38m²	Lou Niceeski 0414 287 093
	External: 54.88m ²		
	Car Port: 27m ²		