



&Sold by Louise Hackmann



44 Kilkenny Parade, Berkeley Vale

Sold for \$870,000 (Jul 08, 2025)

Be prepared to be surprised by the generous living and entertaining spaces in this uniquely designed home, perched in the leafy heights of Berkeley Vale.

Overflowing with warmth, character, and charm this incredible property captures sweeping views of the lake and surrounding landscapes.

Just a short walk you'll find local shops, cafes, and the lakeside cycleway, perfect for leisurely strolls or bike rides.

Step inside and discover:

- Inviting living area, enhanced by rich timber floors, and expansive windows perfectly frame the lake view, creating a calm and relaxing ambiance
- Centrally located timber kitchen, the heart of the home, with servery, and gas cooking
- The dining room is tiled for easy care, features built in cabinetry and storage
- The generous airconditioned family room, seamlessly connects to large entertainers deck

Property ID:	L27296700
Property Type:	House
Building / Floor Area:	170
Carports:	1
Land Area:	480.6 sqm

Louise Hackmann  
0413 183 515  
louise.hackmann@teku.rh.com.au

- Laundry with renovated shower and w/c, conveniently located on the entry level
- Two Generously sized bedrooms, with built-in-robos, both invite you to wake up to lake and treetop vistas
- Renovated bathroom, with cool angles and contemporary finishes
- Walk in linen room, potential to transform into study/home office
- The upstairs deck captures a perfect north-easterly aspect
- Loft retreat or third bedroom, a large versatile space that can adapt to your needs- bedroom, studio, or creative hideaway.
- Single carport, covered outdoor entertaining area, and garden shed
- Conveniently located within a 10-minute drive to beaches, the freeway, Tuggerah Westfield shopping centre and trains, providing easy access to all amenities.

#### Location Highlights:

450m to the lakefront foreshore & cycleway

450M to Berkeley Vale shops

850m to The Berkeley Vale Shopping Village

6.5 km to Shelly Beach and Golf course

2.5 km to Mingara Lifestyle Club

5.4 km to Tuggerah Westfield, trains, and freeway

Set on a elevated east facing block this a rare offering in a sought after pocket of Berkeley Vale

whether your investing , or looking for a home with true character, we welcome your inspection to experience the charm, space and scenery.

Call Louise – 0413 183 515

E & OE. Please note that all information herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested parties should rely on their own enquiries.