



# FOR SALE

## FAMILY COMFORT, SPACE AND LIFESTYLE OPPORTUNITY

Perfectly positioned in a convenient Berkeley location, this charming family home offers the ideal combination of comfort, space and everyday practicality. Set on a generous level block, the property provides a welcoming environment for families, first-home buyers and investors seeking a home with room to grow.

Inside, the functional layout features four bedrooms, a light-filled lounge room and a spacious dining area that connects beautifully to the kitchen, creating a comfortable hub for daily living. The home's easy-flowing floorplan is designed to accommodate both relaxed family life and effortless entertaining.

Outdoor living is a standout feature, with a covered alfresco area overlooking the expansive backyard, providing the perfect setting for weekend barbecues, family gatherings or simply enjoying a quiet morning coffee. A separate front patio adds further appeal, offering another peaceful space to unwind and watch the kids play in the fully fenced front yard. The large backyard provides plenty more room for the kids and pets to play, while the substantial carport, separate lock-up garage and additional off-street parking cater to tradies, hobbyists and families with multiple vehicles.

Conveniently located close to local schools, shops, parks, public transport and the shores of Lake Illawarra, this well-maintained residence presents an outstanding opportunity to secure a spacious family home in a popular and well-connected neighbourhood.

A property offering comfort today and exciting potential for the future, 118 Nottingham Street is ready to welcome its next chapter. Call Peter Bullman today on 0401 394 394 for more information.

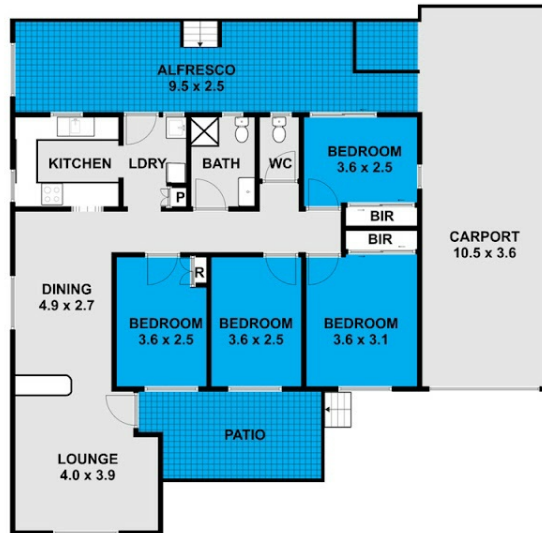
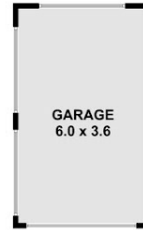
4 BED | 1 BATH | 3 CAR

PRICE:  
Contact Agent

OPEN FOR INSPECTION:  
N/A



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All enquiries must be directed to the agent, vendor or party representing this floor plan.

**118 Nottingham Street Berkeley**

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.