



## 73 Pasedena Crescent Beresfield NSW

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This home may need a bit of work, but the bonus here is it has its own man cave. Add a fresh coat of paint to the main residence for a modern upgrade.

Backing onto reserve, the home boasts:

3 bedrooms all with built-in robes & ceiling fans. Main bedroom has ensuite

Corner windows allow plenty of natural light into the lounge & dining room with RC/AC

Functional kitchen with dishwasher and an abundance of storage

2 living room with brick walls adding character to the space.

Has a powder room, could be utilised as 4th bedroom

Single drive-thru carport as well as a double carport that doubles up as an entertainment space

The frees standing double garage has studio attached. The studio has air-con, ceiling fan, built-in robes, kitchenette

**Price** : \$ 640,000

**Land Size** : 632 sqm

**View** : <https://www.dowlingterrace.com.au/sale/nsw/hunter-valley-lower/beresfield/residential/house/7633641>



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Measurements are approximate  
and are to be used only as a guide

Site Plan

Front

Back



73 Pasedena Crescent, Beresfield