



## 20 Crawford Terrace, BERRI, SA 5343

Spacious & rich in character

Beyond the inviting entrance is this character rich building featuring a full length verandah to the front and side, polished timber flooring, high ceilings, original double french timber doors and sash timber windows all in excellent condition. Perfect for office accommodation or consulting rooms, this charming building in a great location and will scrub up beautifully for your next commercial or residential venture (subject to the necessary planning consents).

- Large reception area and waiting room with reception desk and office storage
- Four large consulting rooms, three with built in cupboards and handwash stations, one room is equipped with its own ensuite and separate external access via the side verandah, providing the option to sublet.
- Large storage/archive area plus additional storage throughout
- Client bathroom plus an additional toilet

**TYPE:** Sold

**INTERNET ID:** 300P163299

**SALE DETAILS**

**\$420,000**

**CONTACT DETAILS**

**Elders Riverland**

2 East Terrace

LOXTON, SA

8588 6066

RLA: 62833

**David Kanizay**

0408 834 586

- Kitchen and lunch room with dishwasher, electric oven and gas hotplates
- Wide central hallway
- Ducted Evaporative Airconditioning plus split system r/c a/c's
- Colourbond roof in excellent condition
- Electric HWS
- 1200m2 allotment (approx)
- Offstreet parking available at the rear and directly across the road
- Sold as vacant possession (GST may apply)

Note: the Vendor may consider Lease subject to acceptable terms

Disclaimer: In preparing this information we have used our best endeavours to ensure details contained herein are true and accurate, however we accept no responsibility and disclaim all liability in respect of any errors, omissions or inaccuracies. Prospective purchasers should make their own enquiries to verify the information contained herein.  
RLA62833

- Commercial Type:
- Building Area: 202.00 square metres











**FLOOR PLAN**

20 Crawford Tce. Berri

Approx. Living Area:  
202 sq.m.Plan & Colours for illustration purposes Only.  
All measurements are approx.

Elders

Real Estate

