



7 Verran Terrace, BERRI, SA 5343

Charming Character Home in Prized Position

Set on a generous 822m² allotment in the heart of Berri, this charming 1935-built residence delivers character, comfort and convenience in equal measure. Positioned just moments from the town's main shopping precinct, local schools, dance studio and the iconic Murray River, the lifestyle on offer is both connected and relaxed.

Inside, the home features two well-proportioned bedrooms, each complete with built-in wardrobes and the third is detached from the main home. The central bathroom includes a separate bath, shower alcove and separate toilet for added functionality. The kitchen is well-equipped with modern conveniences, a pantry and a cleverly integrated European-style laundry.

An open plan dining and lounge area forms the hub of the home, flowing seamlessly out to a paved, undercover entertaining space-ideal for hosting family and friends year-round. Comfort is assured with split system air conditioning and ceiling fans throughout.

Outdoors, the property continues to impress with a large open carport and substantial four-bay shed featuring concrete flooring, lighting and power-perfect for storage, hobbies or trades. The fully fenced rear yard offers privacy and practicality, complete with fruit trees, rainwater tanks and low-maintenance gardens.

A solid character home in a sought-after central location, this is an excellent opportunity

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P164941

SALE DETAILS

\$595,000

CONTACT DETAILS

Elders Riverland

2 East Terrace

LOXTON, SA

8588 6066

RLA: 62833

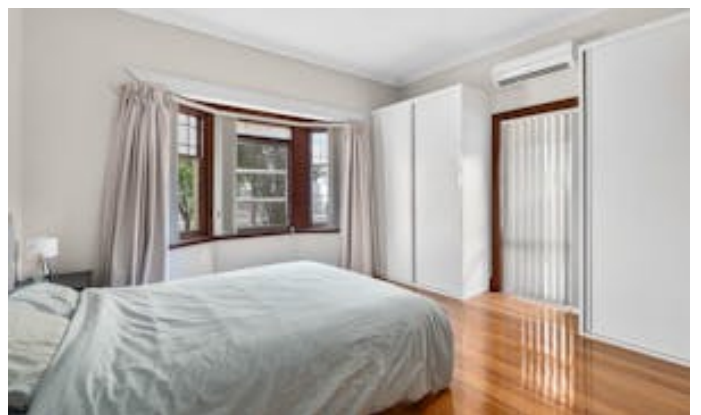
Karen Nash

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for families, investors or those seeking a relaxed Riverland lifestyle. Currently tenanted until November for \$400 per week.

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

- Land Area 822.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 4







Approx House Area 108m²

Whilst bwrn.com.au has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

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