



44a & 44b Derrick Street, BERRI, SA 5343

Low-Maintenance, High-Demand Investment in the heart of Berri

A rare investment opportunity in the heart of Berri, this dual-dwelling offering presents two solid, low-maintenance homes on one title, delivering immediate income and long-term appeal. Both properties are currently tenanted, providing a ready-made return from day one.

Built in 1992 and set on a combined allotment of approximately 1,085m², each home features a practical three-bedroom, one-bathroom layout designed for easy living. The open-plan kitchen, dining and lounge area creates a generous central space, while tiled flooring through the main zones ensures durability and low upkeep. All bedrooms are carpeted for comfort.

Each home includes:

- A separate bath and shower
- Tiled living areas and carpeted bedrooms
- A low-maintenance yard and rainwater tank
- A concrete outdoor entertaining area perfect for relaxed evenings

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: 300P180413

SALE DETAILS

\$700,000

CONTACT DETAILS

Elders Riverland

2 East Terrace

LOXTON, SA

8588 6066

RLA: 62833

Karen Nash

0437 236 669

- Council rates approx. \$630 per quarter per House
- Split system Heating and cooling

Located just minutes from the Berri CBD, the properties appeal to both tenants and future buyers seeking convenience and simplicity. With secure leases in place and strong rental demand across the Riverland, this is a smart portfolio addition suited to investors looking to acquire two rental homes under one title.

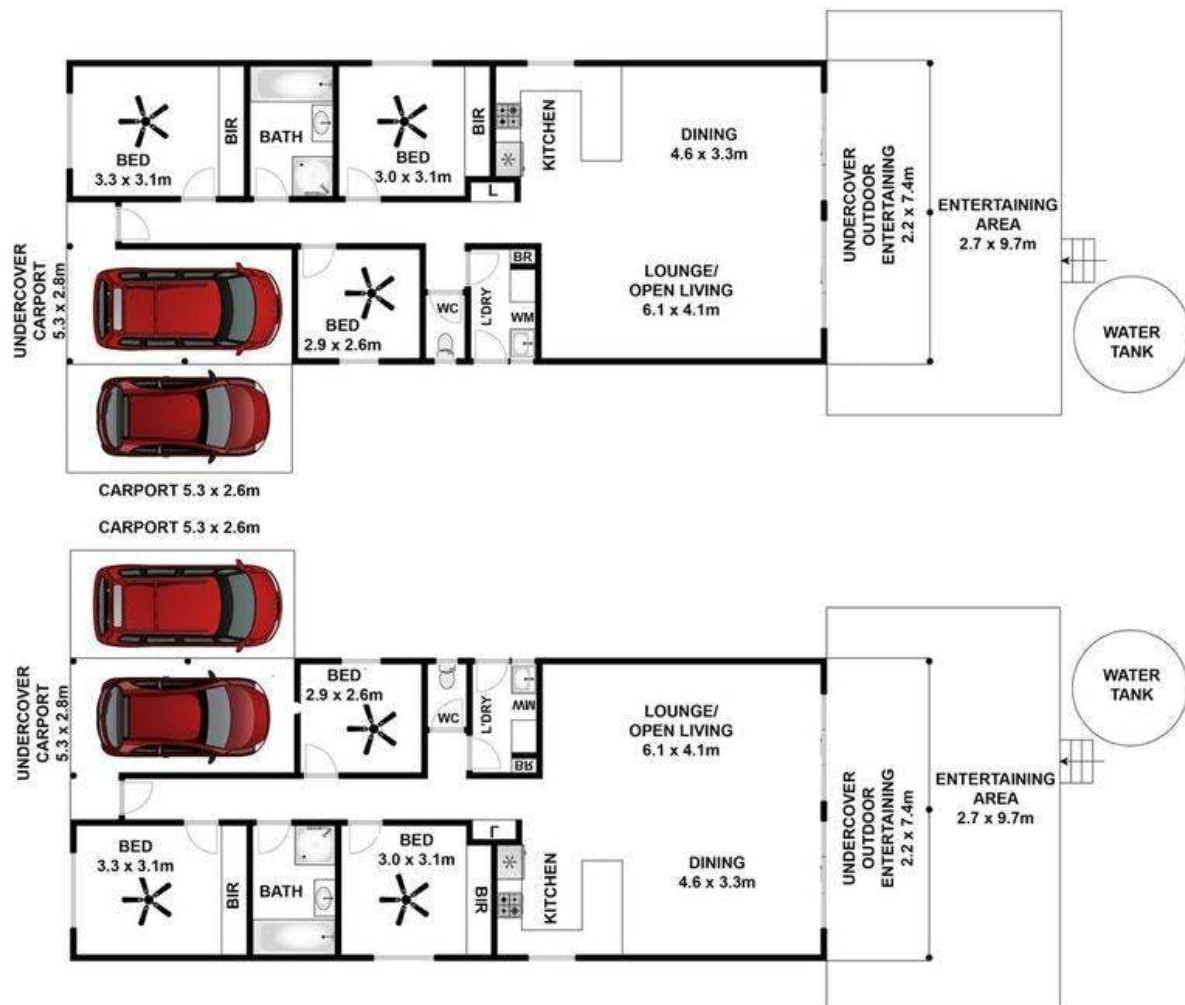
A well-positioned, low-maintenance investment with consistent income and ongoing potential.

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 1,085.00 square metre
- Bedrooms: 6
- Bathrooms: 2
- Car Parks: 2







Approx House Area 113m²

Whilst bwr.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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Elders Real Estate