



## 11 Cooper Street, BERRI, SA 5343

### Outstanding Investment Opportunity

Presenting this upgraded residence, offering an appealing combination of affordability, comfort and practical living.

Currently leased and delivering exceptional rental returns, this property presents a rare opportunity for investors to secure a high yielding asset in the heart of Berri.

At the front of the home, a light-filled lounge provides a welcoming and private living space. The refreshed kitchen and adjoining dining area form the central hub of the home, with the kitchen thoughtfully updated to offer generous storage, ample bench space and a functional layout designed for everyday convenience.

Accommodation comprises three well-proportioned bedrooms, each equipped with heating and cooling to ensure year-round comfort. The centrally located bathroom services the home, while a separate toilet adds further practicality.

Outside, the established, low-maintenance gardens enhance the home's street appeal while remaining easy to care for. Excellent shedding includes a 6m x 3m shed and a 2.3m x 3.5m storage shed, offering ample space for garden equipment, workshop use

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:** 300P182231

**SALE DETAILS**

**\$419,000**

**CONTACT DETAILS**

**Elders Riverland**

2 East Terrace

LOXTON, SA

8588 6066

RLA: 62833

**Raphael Liddle**

0405 005 138

or a potential rumpus or hobby room.

Occupying a generous corner allotment at the intersection of Cooper Street and Jones Street, the property is surrounded by established homes and opposite attractive parklands. It enjoys a highly convenient location, just moments from the Berri town centre, schools, shopping, local amenities and only metres from the Berri Hospital complex.

Whether you're looking to expand your investment portfolio or secure a quality property with strong returns from day one, this well-rounded package offers exceptional value in today's Berri market.

For further information regarding the current tenancy, rental return and investment yields, please contact the exclusive listing agent.

Property Particulars:

Land Size 760m<sup>2</sup>

Date Built 1977

Council Rates \$1,800 p/a approximately

Corner allotment

Carport with gated access to rear

Split system heating and cooling

Ramped entrance

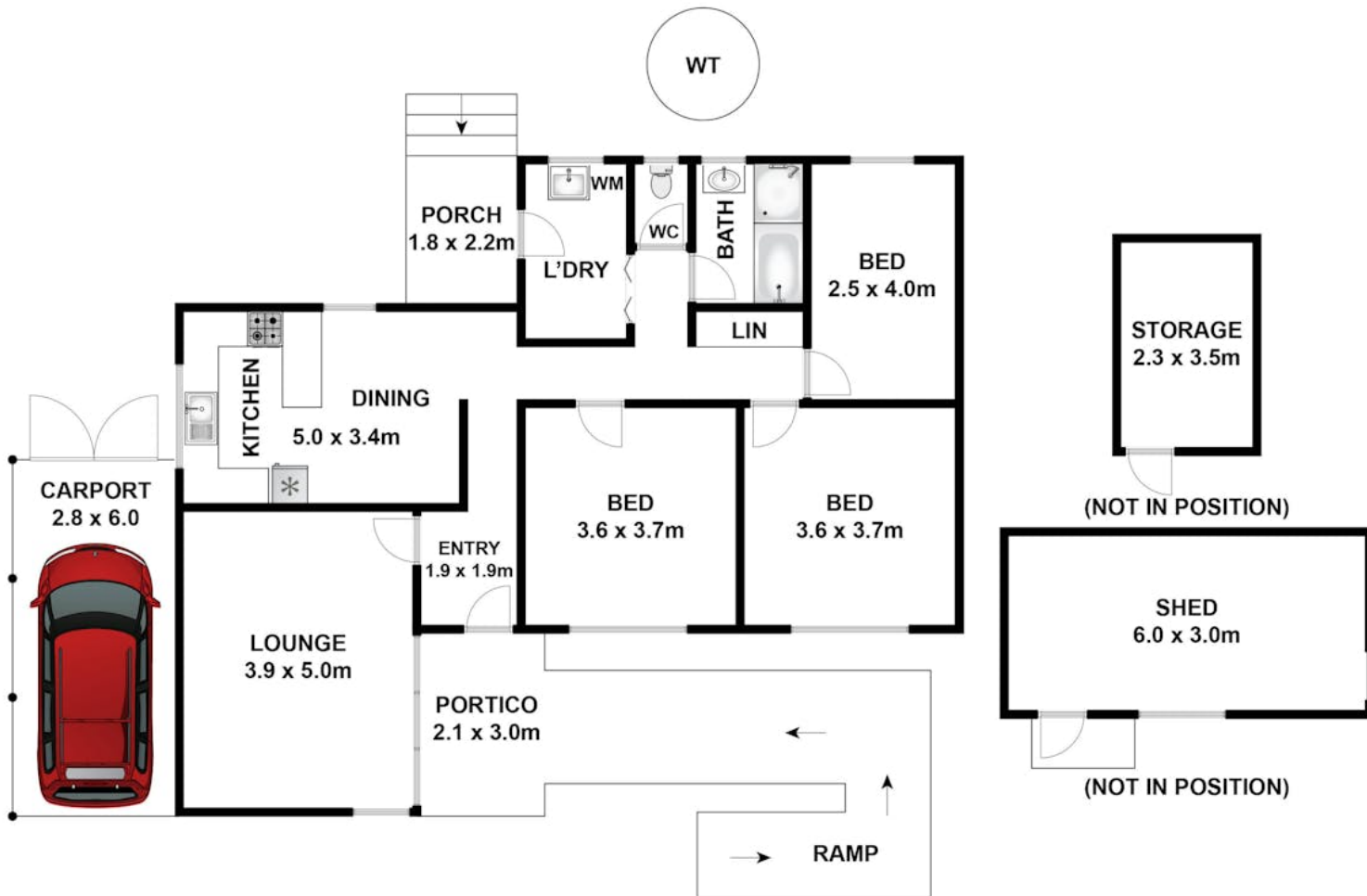
Leased

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 760.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2
- Single carport







Approx House Area 105m<sup>2</sup>

Whilst [bwrn.com.au](http://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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