



## 17 O'Malley Street, BERRI, SA 5343

### Tudor Perfection!

This perfectly positioned property is located in the heart of Berri and offers the next owner a solid foundation to make their own mark!

The Tudor-style home is a rarity in the Riverland region, featuring characteristics like half-timbering, steeply pitched roofs and decorative stonework inspired by English architecture.

Beautifully landscaped surrounds invite you to the entrance of the property.

The ground level includes the main amenities such as the kitchen, dining area, lounge, bedroom 1 and garaging.

The kitchen boasts a colonial theme with overhead storage, an electric cooktop, and connects to the dining area for convenience. The sunken lounge is a cozy space to escape in the winter months around the fireplace.

Level two houses the main sleeping quarters, consisting of three bedrooms. Bedrooms 2 & 3 offer built-in robes, while the master bedroom features a walk-in robe and ensuite.

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:** 300P182232

#### SALE DETAILS

**\$695,000**

#### CONTACT DETAILS

**Elders Riverland**

2 East Terrace

LOXTON, SA

8588 6066

RLA: 62833

**Raphael Liddle**

0405 005 138

Vehicle storage is available with the 2-car garage, and there is plenty of space for additional parking.

Outside, there is an outdoor entertaining area, a lawned rear yard, low maintenance gardens and a fire pit area that is a great place to entertain friends and family.

The property is conveniently located in close proximity to Berri Hospital, the river, schools, shopping precinct and just a short walk to Berri's main street.

Property Particulars:

Land Size 831m2

Date Built 1991 approximately

Council Rates \$2,500 per annum approximately

Split System heating & cooling

Fireplace

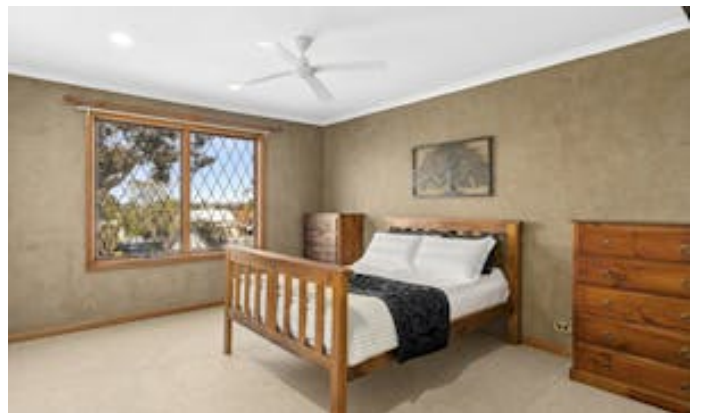
Double garage

District Council of Berri Barmera

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

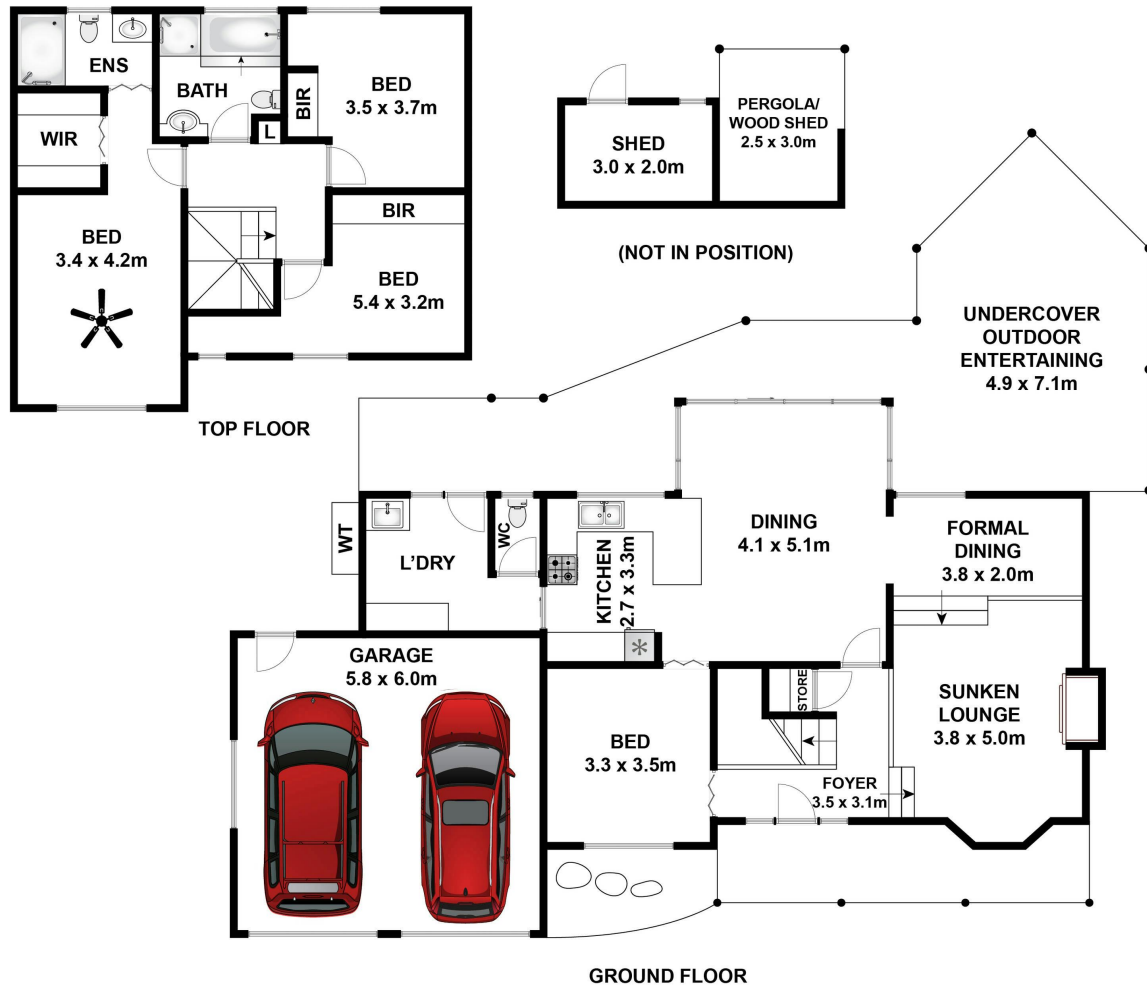
- Land Area 831.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2
- Double garage











Approx House Area 197m<sup>2</sup>

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

**17 O' Malley Street, Berri**

**Elders** Real Estate