



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

### Tudor Charm with Space, Character and Central Convenience

Positioned in the heart of Berri, this distinctive Tudor-style residence offers a rare opportunity to secure a home rich in character with the flexibility to add your own personal touch.

Defined by its classic architectural elements, including decorative half-timbering, steeply pitched rooflines and charming stonework, this home stands apart within the Riverland landscape. Established, landscaped gardens create a welcoming first impression and set the tone for what lies beyond.

The ground floor is designed for everyday living, featuring a functional kitchen with colonial-inspired finishes, electric cooktop and ample overhead storage, seamlessly connecting to the dining area. A sunken lounge provides a warm and inviting retreat, complete with a fireplace-ideal for the cooler months. This level also includes the first bedroom with built in robe and secure internal access to the double garage.

Upstairs, the home transitions into a private accommodation zone. Three well-proportioned bedrooms are positioned on this level, with bedrooms two and three offering built-in robes. The master suite is complete with a walk-in robe and ensuite, delivering comfort and practicality for family living.

Outdoors, the property continues to impress with a generous entertaining area, lawned backyard and low-maintenance gardens. A dedicated fire pit area adds to the appeal,

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:** 300P196070

**SALE DETAILS**

**\$735,000 - \$750,000**

**CONTACT DETAILS**

**Elders Riverland**

2 East Terrace

LOXTON, SA

8588 6066

RLA: 62833

**Karen Nash**

0437 236 669

creating a relaxed space for entertaining throughout the seasons.

Conveniently located within walking distance to Berri's main street and close to local schools, shopping, the hospital and the Murray River, this property delivers both lifestyle and accessibility.

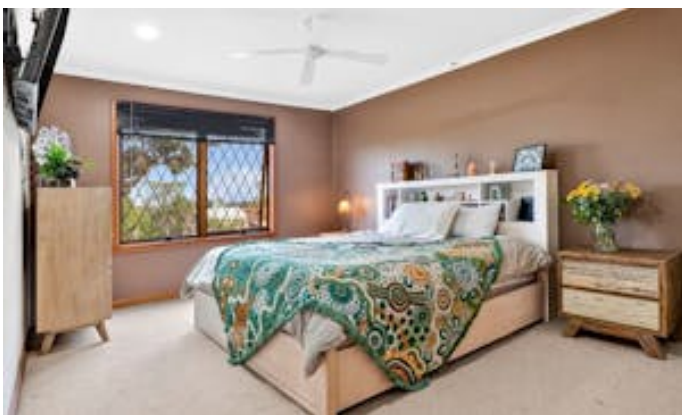
Property Highlights:

- Land size: 831m<sup>2</sup> (approx.)
- Built: 1991 (approx.)
- Council rates: \$2,500 p.a. (approx.)
- Split system heating and cooling
- Fireplace
- Double garage with additional off-street parking
- Located within the District Council of Berri Barmera

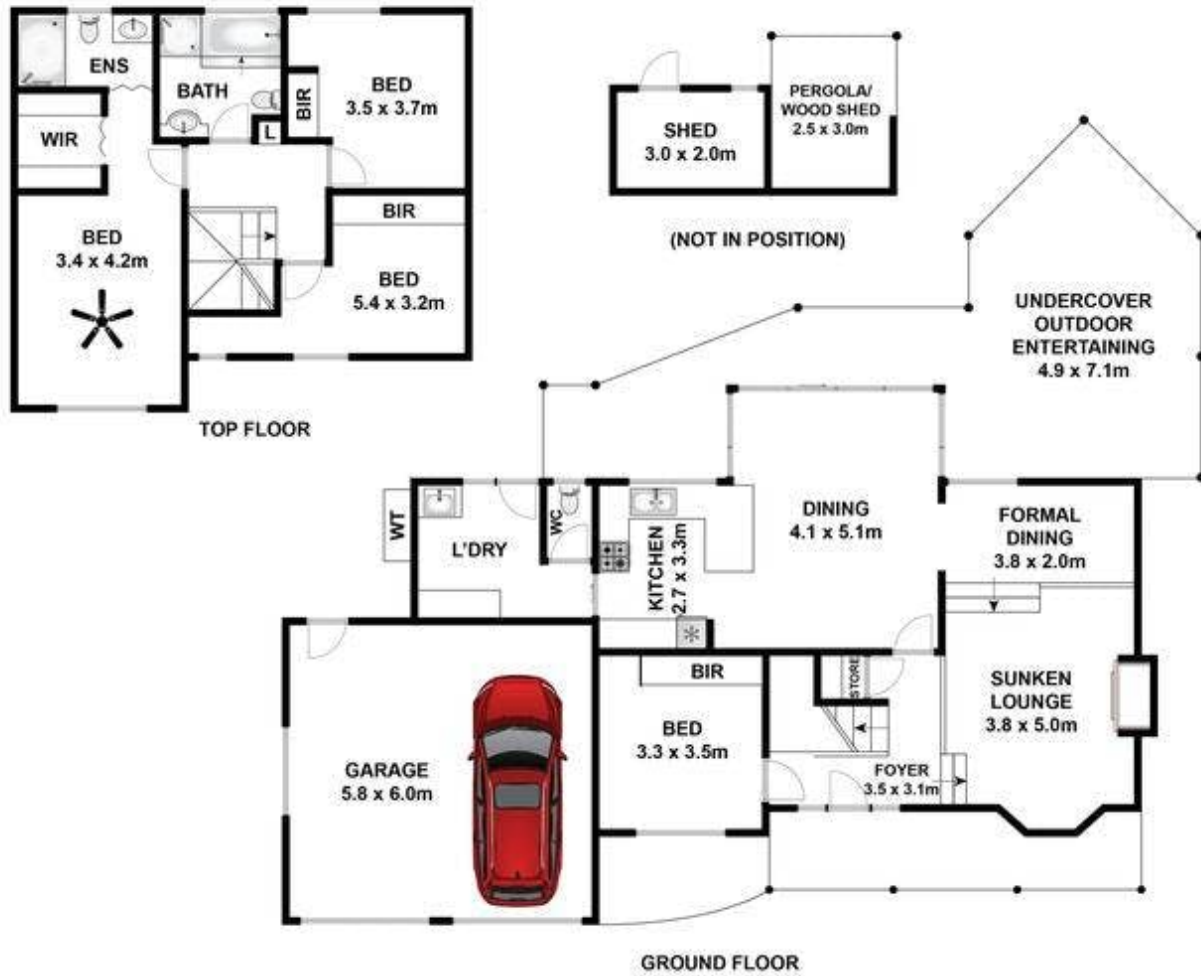
A unique offering with strong foundations and standout character-ready for its next chapter.

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







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.

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