

**10 Berryman Avenue, Mannum, SA 5238**

partners

**House For Sale**

Tuesday, 11 June 2024

10 Berryman Avenue, Mannum, SA 5238

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 15**

**Area: 1011 m2**

**Type: House**



Rebecca Pym  
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**\$295,000 - \$315,000**

• Comfortable and affordable home with excellent shedding & off-street parking, superbly located close to oval, golf course and short stroll to school and shopping centre • Low maintenance, the home would certainly respond well to some renos but the price is right so you can add your own finishing touches • 3 bedrooms all with carpet, master with ceiling fan • Large open living incorporates the dine & lounge, with carpet and reverse cycle air conditioner • Kitchen has servery/breakfast bar to the dining area, electric appliances and pantry • Neat bathroom has shower over bath, new vanity, separate laundry and toilet • The paved verandah features a wood heater and outdoor kitchen, perfect for extra living space or as a fabulous entertaining area • Concreted driveways both sides double as more entertaining space & full length verandahs, with carport one side and shaded pergola the other perfect for multiple cars, boats, caravans or trailers • Both driveways lead to excellent shedding at the rear, including a lock up 40' x 20' car garage in addition to an approx. 25' x 20' workshed, with second toilet, shower & hand basin (in need of renos) the workshed could easily double as home gym or games room • Fully fenced yard and external security shutters ensure you are sound and secure, minimal gardens keep maintenance to a minimum for those with a busy lifestyle • The price is right for you to enter the property market as an investor, first home buyer or the still active retiree ... but be quick!