

**32 Albert Street, Berry, NSW 2535**



**House For Sale**

Thursday, 9 May 2024

32 Albert Street, Berry, NSW 2535

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 758 m2**

**Type: House**



Sarah Tebbutt

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## Auction - 19th June

Welcome to this late 1930s cottage, nestled in the vibrant heart of Berry Village. This beautifully preserved home captures the timeless charm of its era while offering a comfortable living space for downsizers or families looking for a place to call home with room to grow. Step inside and be greeted by the warmth of hardwood floors, high ceilings, and a traditional layout that creates distinct, yet connected living spaces. The living room, with its Osburn fireplace, invites you to cozy up with a book or gather with loved ones during chilly winter evenings. The separate dining room is perfect for family meals or entertaining, with a seamless connection to the eastern-facing kitchen. The kitchen is both functional and welcoming, featuring timber built-in cabinetry, and ample cupboard space. Its position on the eastern side of the house ensures a light-filled space, making it a pleasure to cook and entertain. This home offers three bedrooms, each showcasing the classic features of the period, including high ceilings, ornate cornices, and timber windows. The country-style family bathroom serves these bedrooms, featuring two showers-one of which is in the bathtub-adding a touch of character. Outside, you'll find a spacious covered verandah overlooking the gardens, providing the perfect spot for relaxing or hosting gatherings with friends and family. Additional features, include rear access to a single lock-up garage with a workshop area, and plenty of storage for cars, boats, or trailers. The gardens surrounding the property are low maintenance, yet inviting, attracting a variety of local birdlife and providing a tranquil escape. With its central location, original charm, and potential for renovation or extension (STCA) this home is a unique opportunity to embrace village life in Berry. Don't miss your chance to make 32 Albert Street your new address when it goes to auction on the 19th June. Contact Sarah Tebbutt to organise a private inspection today.

**Property Features:**

- Construction- Weather board clad with colorbond roof
- Front foyer, French doors with cleared glass
- Original hardwood floorings with gold trims, high ceilings, blinds and all original timber features throughout the home
- Kitchen area, timber construction with glass cabinetry, electric cooktop, stainless ink, 60cm oven, hanging light pendant, skylight and French doors that open to the back verandah
- Dining area, Reverse cycle air conditioning Mitsubishi, dado timber painted panelling features, hanging light pendants, wall scones, ceiling fan, Northfacing windows and another front façade door, Piano is staying
- Bedroom 2, ceiling fan, timber features and ornate cornices, two windows
- Living area, Osburn fire place with timber/brick mantel, two ceiling fans, hanging pendants, ornate cornices internal with sliding timber windows that open up to dining area
- Bedroom 1, ceiling fan, high ceilings with timber features and ornate cornices, one window
- Bedroom 3, timber features and ornate cornices, two windows
- Utility room, built in cupboards and cabinetry, French door with access to back verandah
- Main Bathroom, pedestal freestanding sink, bathtub with shower mixer, second full shower, toilet, all with white/gold tap ware and pressed metal walls, timber vanity with built in shaving cabinet,
- Laundry: sink, toilet/ shower mixer with internal access to kitchen area and back verandah
- Back verandah which is fully fenced and covered,
- Both front and side access of the property are gated
- Single car garage, front remote control roller door with workshop area and second roller door.
- Two water tanks 1 x 1,500L and 1 x 2,500L and clothesline