

**3A Madeira Street, Berri, SA 5343**



**Sold House**

Thursday, 22 February 2024

3A Madeira Street, Berri, SA 5343

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 300 m2**

**Type: House**



Greg Cram

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**\$345,000**

• A brilliant first home buy or retirement nest for the young at heart • Brick veneer, colorbond roof, Mount Gambier stone facade with quoins • Established in 1998, the current owners have enhanced it with pride • Two good sized bedrooms, both with robes and roller shutters • New Godfrey Hurst hybrid waterproof flooring is through all living areas • New carpets in the bedroom and the spacious lounge area • Freshly painted throughout the property and new window furnishings • Functional kitchen with subway tiled splashback, Chef ceramic cooktop • Renovated two way bathroom with shower, bath and brand new toilet • Full length flat roof veranda with fibreglass skylights and paved floor • Automated roller door allows car access, then door entry into the home • Ideal investment opportunity, rent appraised at \$350 per week\* • Great locale with close proximity to the plaza and the CBD • This property oozes with features galore inside and out! • Council Rates \$2,476 p/a approx. RLA: 315295\* This is a guide only and not a guaranteed price. Disclaimer: While we have made diligent efforts to ensure the accuracy of the information provided, we assume no responsibility and disclaim any liability for errors, omissions, or inaccuracies. It is recommended that potential buyers conduct their own inquiries to validate the information presented herein.