

# 40 Victoria Street, Berry, NSW 2535



## House For Sale

Sunday, 13 August 2023

40 Victoria Street, Berry, NSW 2535

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 1302 m2

Type: House



Tim McGoldrick



Rhiannan Harvey  
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**Price Guide: \$2m - \$2.2m**

- Virtual Tour Available - Idyllically situated within Berry's most sought-after historical streetscape, this alluring 1930s solid-brick home offers an unrivalled lifestyle in a premier position that places you within a short stroll of restaurants, shops, cafes and schools. Originally owned by the Department of Education and constructed as the Headmaster's on-site residence, it offers a significant history and charm that cannot be retold. Now a beautiful family home, it exudes a graceful ambience set amongst a manicured garden veiled over 1302sqm (approx). A generous layout welcomes three bedrooms and a spacious living room with an open fireplace, all branching from a central hallway. Sun-lit interiors showcase the character of the past, with modern updates highlighted through the stainless steel appliances and integrated dishwasher within the renovated, contemporary kitchen. A side sunroom offers up a second living zone or home office, with easy access to the backyard that forms a welcoming place to enjoy the company of family and friends. An endearing country home with the convenience of the town within a short walk, including schools, shops and cafes, complete with a huge shed/barn to the rear, high ceilings throughout, polished hardwood floors, covered verandah and sash windows.