

91 Derrick Street, Berri, SA 5343



House For Sale

Saturday, 2 December 2023

91 Derrick Street, Berri, SA 5343

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 775 m2

Type: House



Aaron Willis
0433359137



Justice Ebert
0415908126

\$325,000

Step into this charming home, where the blend of comfort and convenience creates the perfect opportunity for a family seeking a new residence or for those looking to expand their investment portfolio. Features include:

- Three inviting bedrooms, each featuring ceiling fans, with two including built-in wardrobes.
- Well-appointed kitchen showcasing an electric cooktop, dishwasher, ample bench space and a pantry.
- Bright and spacious living area at the front of the home complemented by reverse-cycle air conditioning.
- Dining area conveniently positioned adjacent to the kitchen.
- Main bathroom offering a shower, bath, vanity and a separate toilet.
- Laundry with built-in cupboards and external access for added convenience.
- Rear yard featuring a grass patch with shade cloth and beautifully landscaped gardens.
- Garden shed with a solid concrete floor for storage needs.
- Fully fenced backyard, providing a secure space for children and pets to play.
- Occupying a generous allotment of approximately 775qm.
- Currently under a lease agreement, generating a rental income of \$280 per week until March 2024.

Price | \$325,000
Aaron Willis 0433 359 137
Justice Ebert 0415 908 126
RLA: 315295