

**16 Berryman St, Tumby Bay, SA, 5605**

**HARRIS**

**House For Sale**

Monday, 23 September 2024

16 Berryman St, Tumby Bay, SA, 5605

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



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Corey Carbone

## Spacious family home a stones throw from the mangroves...

A residence that embodies both sophistication and comfort. Ideally situated mere moments from the beach and directly across from the serene mangrove boardwalk, this property presents a unique opportunity for those seeking a refined coastal lifestyle.

Upon entering, you are welcomed into a thoughtfully designed layout featuring four spacious bedrooms, bedrooms 1 & 2 fitted with built-in robes and bedroom 3 with its own walk-in-robe. The master stands out as a personal retreat, complete with a ceiling fan and a well-appointed ensuite, offering a perfect sanctuary for relaxation.

The heart of the home is a contemporary kitchen that seamlessly flows into two expansive living areas. These spaces are designed for both entertaining and everyday living, featuring ceiling fans, reverse cycle air-conditioners, and recessed downlighting that enhance the bright and inviting atmosphere.

In addition, the property features an impressive 110,000-litre (approx) rainwater tank and an efficient sprinkler system, ensuring sustainability and ease of maintenance.

Step outside to a beautifully designed outdoor area which is perfect for enjoying the coastal breeze or hosting gatherings with family and friends. There is also a large shed with auto roller doors and a separate lockable workshop within the shed.

Located just a short walk from the beach, offering endless opportunities for leisure and recreation. The picturesque mangrove walk directly across the street invites residents to explore and appreciate the natural beauty of the surroundings.

Experience the perfect blend of modern living and coastal elegance:

- 110,000L (approx) rainwater plumbed to the home
- Plantation shutters on all front windows
- Directly opposite mangrove boardwalk
- Large shed with workshop inside & extra parking along driveway
- R/C A/C in both living areas
- Large rear entertaining area
- Secure yard

Specifications:

CT / 5936/592

Council / Tumby Bay

Zoning / N

Built / 2006

Land / 854m<sup>2</sup>

Frontage / 30.18m

Council Rates / \$2,615.32pa

Emergency Services Levy / \$pa

SA Water / \$78.60pq

Estimated rental assessment \$570 - \$600 pw / Written rental assessment can be provided upon request

Nearby Schools / Tumby Bay Area School, Ungarra P.S, Poonindie Community Learning Centre, Port Neill P.S, Cummins Area School, Port Lincoln H.S, Cleve Area School, Lock Area School

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