

37 Phillips Road, Berri, SA, 5343



House For Sale

Friday, 27 September 2024

37 Phillips Road, Berri, SA, 5343

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House

Modern family home on the fringe of town!

- Family home on 751m² allotment with endless potential for further development
- Brick/veneer, tiled roof construction with plenty of room to extend and expand
- Light and bright interior with contemporary themes throughout
- Outstanding location just 550m from Berri Primary School - perfect for families
- Gas heating and ducted evaporative cooling for all year-round comfort
- New, plush carpeting to lounge and bedrooms feels luxurious underfoot
- Large, spacious and light-filled lounge flows to an open-plan kitchen/dining area
- Modern kitchen with ample storage, gas cooktop and electric wall oven
- Three generous carpeted bedrooms all with built-in robes
- Functional bathroom with vanity, separate bath and shower
- Separate toilet for convenience of individual guests
- Abundant storage solutions throughout including the laundry and hallway
- Single drive-through garage under the main roof
- Currently leased at \$335 p/week to a reliable, A1 tenant, until late November
- Incredible potential for future development - a smart investment opportunity
- Council Rates \$2,627 p/a approx.

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