

**10/2 Albert Street, Berry, NSW 2535**

**b** **buymyplace**

**Townhouse For Sale**

Friday, 27 December 2024

10/2 Albert Street, Berry, NSW 2535

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 229 m2**

**Type: Townhouse**



buymy place  
1300289697

**\$1,325,000**

Phone Enquiry ID: 229166 Perfectly positioned, beautifully renovated & packed with upgrades, this thoughtfully designed & generously upgraded Townhouse in Berry has everything you could possibly want & need whilst remaining just moments to surrounding natural wonders & pleasant walking distance to everything the charming town of Berry has to offer. FEATURES: Bedroom 1 - Includes WIR, private Ensuite + views to mountains. Bedroom 2 - Includes BIR, access to main bathroom + views to mountains, trees and lawns. Bedroom 3 - Includes BIR, access to main bathroom + views to surrounding Gum trees & Palm trees and your own private yard below. Fully repainted interiors and exterior structures also. Main bathroom includes full sized bathtub & upgraded fixtures. Powder Room containing the 3rd toilet & vanity. Single-car garage with remote controlled door & new remote. Concrete floor freshly painted with hardwearing finish. Internal Laundry - Compact yet well designed with ample space for washing machine & dryer on-top with included mounting bracket + laundry sink with cupboard for storage. Extended outdoor clothesline. Kitchen - Open-plan & well-appointed with stone benchtops, tiled splash back, inbuilt nooks for fridge & microwave, stainless steel appliances including SMEG oven, SMEG cooktop, range hood with brand-new filters, double sink & brand-new dishwasher. Ample integrated cupboards above & below keeps this area well stocked & organized. Combined Living & Dining - Open-plan, radiant & expansive, multiple areas are brought together & perfectly illuminated through sliding glass windows & doors. This area features a brand-new Spotted-Gum Engineered Timber Floor with a brilliant high-gloss finish and rich tones welcoming you home. Decorative timber Pergola with opportunity to add clear roofing material. A useful balcony featuring a pleasant & spacious outlook, perfect from sunrise to sunset + stargazing opportunities & clear line of sight to Berry NYE fireworks! Additional storage space available beneath the stairs, also clean and freshly painted. Air Conditioning - Reverse cycle ducted AC ensures optimum comfort year-round + ceiling fans in all bedrooms. Carpet - From the stairs to all bedrooms - a pleasing color, excellent condition & very comfortable. Plantation Shutters - Beautiful & durable, these shutters allow you to effortlessly control ventilation & sunlight through multiple rooms whilst also maintaining privacy. New chrome-plated modern fixtures to all bathrooms. New chrome-plated hinges to all doors. New matt-black door handles & strike-plates throughout. New satin-finished handles, draw runners & hinges to upstairs vanity cupboards. New glass outdoor light shades + new lightbulbs throughout the home. New window winders throughout with compliant child-safety window lock devices + new fly screens to all windows & sliding doors. New paving with solid concrete footings leading to additional lawn areas via private gate. New raised garden bed with easily relocatable fire pit area. Eastern fence line features a lush and well established green and gold decorative vine for additional privacy and connection to nature. Metal garden shed provides significant storage space for outdoor items such as tools, bikes, ladder, garden hose etc. Your fully fenced private outdoor area provides more than enough space to keep a small-medium sized furry-companion very happy throughout the day with a great balance of sunshine and shade + a thoughtful mixture of suitable surfaces. SHORT WALKS TO EVERYTHING IN TOWN: 100m - George Street Park - safe and spacious + interesting sculptures 450m - Berry Doughnut Van - A famous favorite 500m - Berry Showground - Markets, Pool, Berry Show, NYE fireworks! 600m - Berry Town Centre - Shops, Cafes, friendly Pubs, wholesome Bakeries 800m - Boongaree Rotary Nature Play Park - Spectacular & inclusive 850m - Tennis Courts, Netball Courts, Cricket, Rugby, Skate Park, Pump Track 900m - Berry Treat Factory - Irresistible locally made sweets & savories SHORT DRIVES TO NATURAL WONDERS & THRILLING EXPERIENCES: 10' - Drawing Room Rocks 10' - Seven Mile Beach 20' - Kiama Surf Beach, Kiama Lighthouse & Kiama Blowhole 20' - Treetops Adventure Nowra - Sky-high ziplines + challenging obstacles 20' - Shoalhaven Zoo - Cuddle the animals and watch-out for White Lions! 30' - Mountain Biking - Coondoo, Superbowl and Butterfly trails 40' - Hyams Beach - Calm turquoise waters & the whitest sand in the world! 50' - Fitzroy Falls, Belmore Falls, Carrington Falls, Gerringong Falls EDUCATION 200m - Berry Preschool-Kindergarten 300m - Berry Public School (K-6) HEALTH CARE 3' - Berry Medical Centre 5' - David Berry Hospital TRANSPORT 3' - M1 motorway entry East & West (less than 2hrs to Sydney) 4' - Berry Train Station & Bus Stop Inspect via the next Open Home. Kind regards, Christopher Mackenzie Owner-Vendor of 10/2 Albert Street, Berry.