



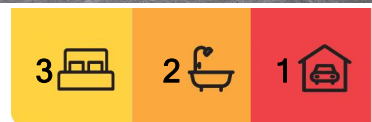
## Berry, 1/69 Albert Street

1st Time Offered

None of the Strongbuild homes constructed at 69 Albert Street in Berry have ever been offered for resale. Without doubt they are the benchmark for location within the village of Berry and have all been tightly held since built 9 to 10 years ago. Nbr 1 of 69 Albert Street has the street frontage to Albert Street and has arguably one of the better locations within the group of residences. It is now looking for its new owner.

The Residence

- Classic Strongbuild Cottage
- 3 Queen/Double bedrooms all with built in wardrobes
- 2 Quality Bathrooms
- Deluxe Kitchen with stone benchtops
- Stainless Steel appliances with canopy hood
- Gas cooktop and gas room heating
- Tandem garage with auto door
- Double glazed windows



**For Sale**

Price Guide \$1,590,000

**View**

[ljhooker.com.au/5EHHS](http://ljhooker.com.au/5EHHS)

**Contact**

**Patrick Tynan**

0418 603 980

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**LJ Hooker Nowra**  
(02) 4421 2957

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

- Fully featured laundry
- Split reverse cycle air-conditioning
- Rooftop solar panels back to the grid
- Multiple alfresco areas both private and entertaining
- Open plan design

**The Property**

- Excellent gardens and grounds
- Torrens title property with strata for driveway and oak garden
- Driveway hedging all strata
- Very easily maintained property

**The Location**

- Without doubt one of the most convenient addresses in Berry
- Directly opposite the Berry Village CBD shops
- Close to just about everything Berry has to offer

The opportunity to purchase one of these wonderful Strongbuild cottages is now available. Call Patrick today on 0418 603 980 to arrange your personal inspection.



**More About this Property**

<b>Property ID</b>	5EHHS
<b>Property Type</b>	House
<b>Land Area</b>	422 m2
<b>Including</b>	Air Conditioning Dishwasher Built-in-Robes Remote Garage Solar Panels

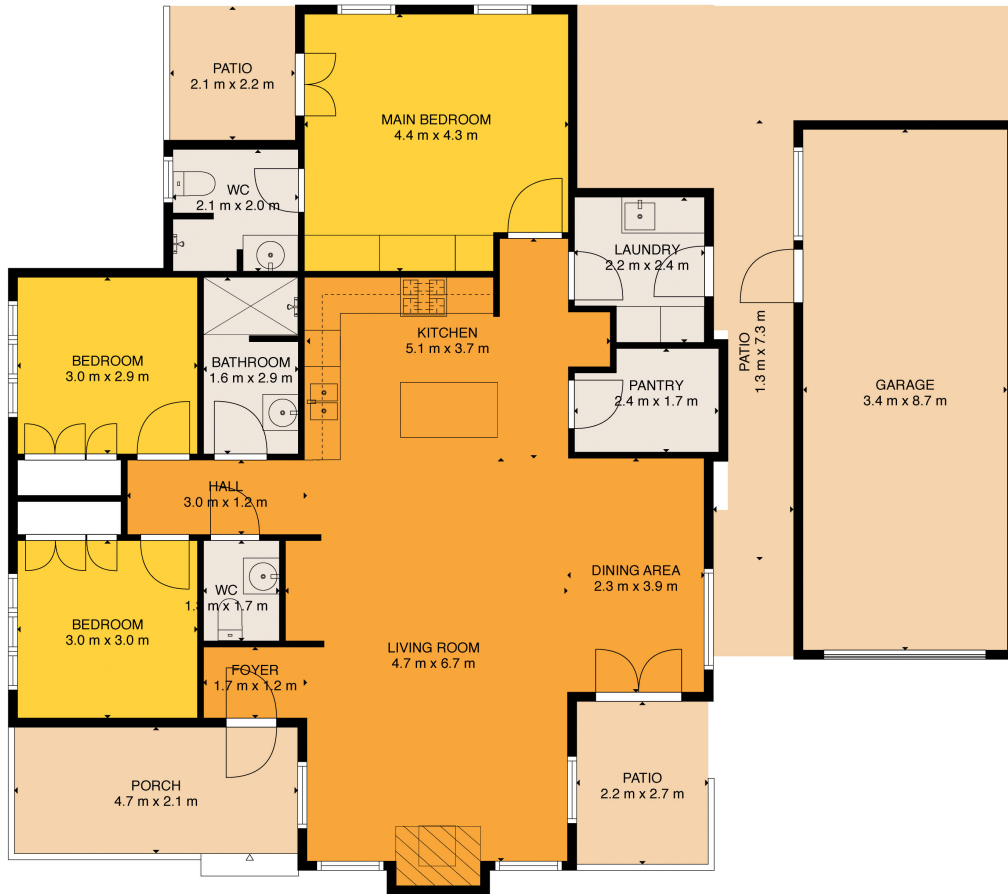
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**1/69 ALBERT ST BERRY**

GROSS INTERNAL AREA

FLOOR 1: 121 m<sup>2</sup>

EXCLUDED AREAS: GARAGE: 30 m<sup>2</sup>, PORCH: 10 m<sup>2</sup>, PATIO: 20 m<sup>2</sup>,

FIREPLACE: 0 m<sup>2</sup>

TOTAL: 121 m<sup>2</sup>

MEASUREMENTS ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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