

## Berry, 8 Alexandra Street

### Peppers Cottage

This unique home was built post WW2 for the manager of the English Scottish & Australian Bank  
(now the Berry Museum)

Totally renovated in 2014 to combine modern living with the charm of yesteryear it became Peppers Cottage

So handy for shopping and coffee socialising with a surprisingly verdant and tranquil garden

BONUS: Approved council plans to convert the timber garage into a liveable studio with all services ready for connection

The Home



**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.

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**For Sale**  
\$1,700,000

**View**  
[ljhooker.com.au/5EKHSD](http://ljhooker.com.au/5EKHSD)

**Contact**  
**Patrick Tynan**  
0418 603 980  
[patrick.tynan@ljhooker.com.au](mailto:patrick.tynan@ljhooker.com.au)

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

- Fully rebuilt and renovated in 2014
- Weatherboard style with iron roof
- High lining Board ceilings and walls
- 2 double bedrooms, 3rd bedroom/study
- Open plan Living, flowing floor plan
- New Kitchen, new bathroom, new services
- Big rear deck overlooking gardens with East to North aspect
- Detached garage at end of reclaimed brick driveway
- Unbelievably close to the CBD, and village facilities
- 18 rooftop Solar panels

#### The Property

- 538 sqm parcel of land
- Very easy care native gardens and plantings
- Reclaimed bricks as driveway
- Close to Boongaree park and playground
- East to west orientation for the land

#### The Location

- Centrally located in the village of Berry
- Short level Walk to everything including showground and transport
- Less than 2 Hours from Sydney

Opportunities of the home and location of 8 Alexandra Street in Berry are very rarely offered for sale on the market. Call Patrick on 0418 603 980 to arrange your private inspection before the home is purchased.

## More About this Property

<b>Property ID</b>	5EKHSD
<b>Property Type</b>	House
<b>Land Area</b>	538 m <sup>2</sup>
<b>Including</b>	Deck Solar Panels

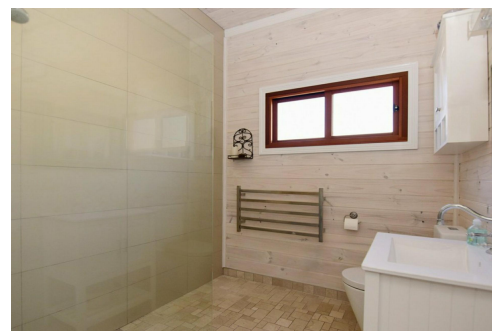
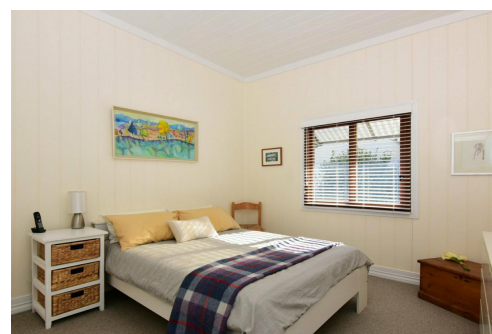
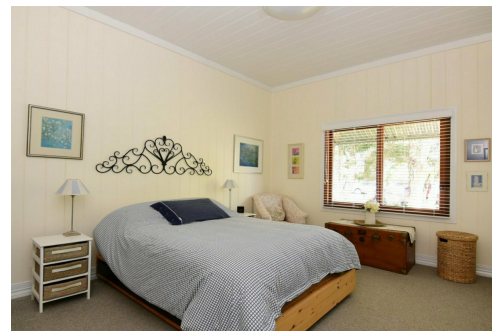
**Patrick Tynan 0418 603 980**

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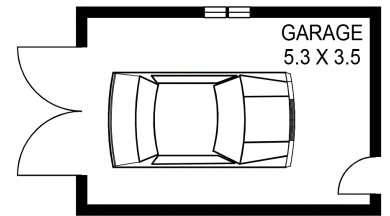
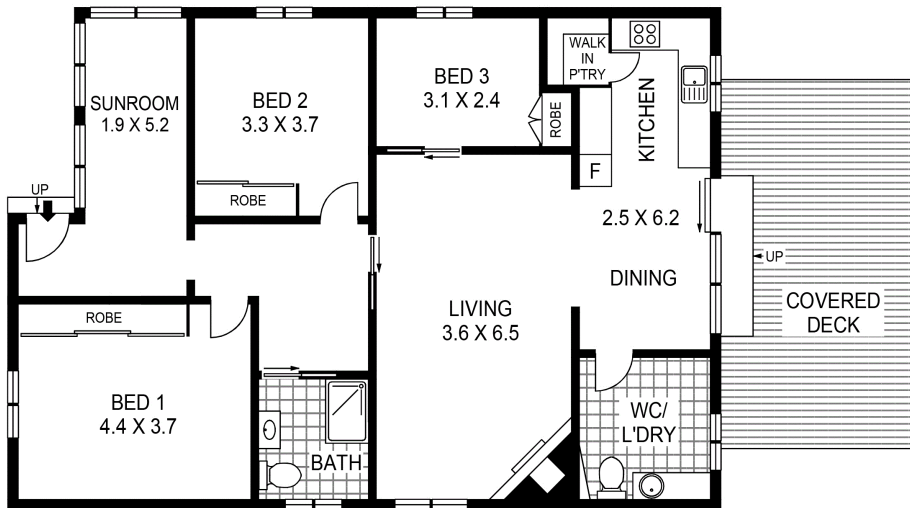
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8 ALEXANDRA STREET BERRY



PLANS SHOWN ARE ONLY INDICATIVE OF LAYOUT.  
DIMENSIONS ARE APPROXIMATE

Disclaimer - Jaffa Images will not accept liability for the accurateness or otherwise of any of the information in this floor plan. The information in this floor plan is provided in good faith but should be considered as approximate only. No representations or warranties of any nature whatsoever are given or intended and any person using this information should rely on their own enquiries.

Produced by : JAFFA IMAGES - 0411 147 972 info@jaffaimages.com.au



APPROX : GROSS INTERNAL AREA :- 112 SQM  
APPROX : GARAGE AREA :- 19 SQM



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