






17 Berrellan Street, Greenwell Point

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## Your next project!

17 Berrellan Street is priced to sell and is a great project. This 2 bedroom cottage is on a great block.

The house has good bones as they say, with timber floors under the carpet. The bedrooms are good sizes, bathroom has a shower over the bath, vanity and a separate toilet. There is a combustion fireplace in the lounge room. The kitchen is basic but usable to start off. There is a sunroom at the rear of the kitchen. The carport and workshops are great for storage.

The yard is well fenced with a gentle slope, with established gardens. This is the perfect home for someone wanting a project.

Located in a no through road in an elevated area of Greenwell Point. For an inspection Phone Linda Edwards 0403 437266.

### FOR SALE

Please Call

### AGENTS

Linda Edwards

0403 437 266

[linda.edwards@ljhooker.com.au](mailto:linda.edwards@ljhooker.com.au)

### AGENCY

LJ Hooker Nowra

(02) 4421 2957

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.



## MORE DETAILS

Property ID 6CRHSD  
Property Type House  
Land Area 681 m2  
Including Toilets (1)

**Linda Edwards 0403 437 266**

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All attempts have been made to ensure the accuracy of this floor plan.  
All measurements of doors, windows, opening direction, room measurements are approximate  
and no responsibility is taken for any error, omission or misstatement this plan is for display purposes only and not to scale.  
The total floor area is not a guarantee. Should be used as an approximation and not be used on the basis of valuation.

**17 Berellan Street, Greenwell Point**