

19 Fiedler St, Berri, SA 5343**Sold - 16/09/2021**House 3  1  1 **Location & Priced to Sell**

What a great part of Berri in which to live, walking distance to shopping and Riverfront, this solid brick home is positioned less than one block from Kay Avenue. A location that is hard to find at this price.

Move from paying rent, this is the perfect buy or an easy choice for the savvy investor with up to 8 % gross return. The property is currently tenanted at \$250 per week.

This property presents a solid brick home, on a corner allotment. Built in the 1950s, this property has great character. This lends well to renovations, adding a modern touch to the existing character, or simply enjoy the property as it is.

The home has three good sized bedrooms, with the versatility of a sunroom that could be used as a 4th bedroom, study, nursery, or playroom, with a separate lounge room.

It is fully enclosed with colour bond fencing along the frontage for your added privacy. A low maintenance yard with a private, east-facing entertainment area.

A lock-up garage accessible from Fiedler Street, or it can be used as a large shed space for storage. The shed has concrete flooring and power. In addition, a garden shed for storing smaller items.

Priced to sell - enquire now.

Features Summary:

- *Good-Size Kitchen with Electric Cooking
- *Separate Living Room
- *Wall Reverse Cycle Heating and Cooling
- *Fully Fenced Private Yard
- *Walk to Shops, Oval & Local Services

Rental: \$250 per week

Council Rates: \$2,052.00 approximately

Listed By

Michelle Jay

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Open for Inspection

By Appointment.



Floorplan



