

Sold



8 Tilgman Street, Berry



A Berry Charmer

Located in the prestigious Huntingdale Park development, 8 Tilgman Street, Berry is a beautifully designed and well-appointed 5-bedroom, 3-bathroom residence set over two levels offering an unparalleled mix of comfort, spaciousness and family-friendly living. Located within minutes of Berry village - a beloved, heritage-rich south coast gem - this home is perfect for those seeking quality, space and modern amenities in a beautifully-realised estate.

Step inside and be greeted by the warm elegance of hardwood floors that flow seamlessly throughout. This thoughtfully designed level boasts four spacious bedrooms, including a luxurious principal suite complete with an adjoining dressing room and a pristine en suite bathroom with dual basin vanity. Perfect for unwinding after a long day, this private retreat offers serenity and style in equal measure.

The expansive open-plan living area is impressive in scale, a light filled, airy space where family and friends can gather, dine and create lasting memories. This space effortlessly extends onto a

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Price	SOLD for \$1,850,000
Property Type	Residential
Property ID	524
Land Area	622 m2
Floor Area	447 m2

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generously-sized undercover entertainer's deck (also accessible from the principal bedroom), where you can soak in the sweeping district views of picturesque Berry. The kitchen is a definite highlight of the space with its large eat-at island bench, high-end stainless-steel appliances including SMEG free-standing oven and range and masses of storage; an adjoining walk-in pantry/prep space comes complete with second sink and custom joinery consisting of under bench cupboards and wall-hung open shelving.

For added convenience, the entrance level includes a versatile mudroom with bespoke cabinetry providing internal access to the double-car garage.

Descend to the lower floor and discover even more space, with a fifth bedroom and an additional bathroom making this level ideal for guests or extended family. A large rumpus/family room is perfect for entertainment and relaxation, complete with a convenient kitchenette. This inviting area opens onto an undercover terrace and a fully fenced rear yard, providing a safe and private outdoor space for children and pets to play. The separate laundry room offers ample storage space to keep everything organised and tidy. For those seeking a rental return on their investment or fully self-contained accommodation for multi-generation living, the lower storey can easily be partitioned off from the upstairs, thanks to its side entrance accessibility - flexibility that makes it an ideal choice for savvy investors or families looking to accommodate various living arrangements.

This home is designed to impress with its quality finishes and attention to detail. The massive under-house storage space is a dream come true for hobbyists and DIY enthusiasts, offering endless possibilities for a workshop, 'mancave', storage area or as a garden/potting shed for the green-thumbed.

Eco (and budget) -conscious buyers will appreciate the solar installation which reduces energy costs and contributes to a sustainable lifestyle. A Jetmaster fireplace adds a touch of sophistication and warmth to the living area, creating a cozy ambiance during cooler months, combined with powered blinds for easy climate control in all seasons.

Situated in the highly sought-after Huntingdale Park development, and backing onto a large parkland, this home offers the perfect blend of tranquility and convenience. Berry is a vibrant town known for its friendly community, charming boutiques and award-winning dining options. With every amenity at your fingertips, you'll enjoy the best of both worlds - a serene country lifestyle with easy access to

urban conveniences and just moments to the Princes Highway for regular commuters.

Don't miss the opportunity to make this exceptional home your own. Experience the perfect harmony of new construction of the highest quality, abundant space and thoughtful design.

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