



Live the Berry Dream at Tilgman Cottage - Where Timeless Elegance Meets Modern Perfection



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## 11 Tilgman Street, Berry

### Contact Agent

Welcome to Tilgman Cottage, a masterfully designed 4-bedroom, 2-bathroom home that captures the heart with its old-world charm and delights the senses with modern-day luxury. Perfectly positioned just a short stroll from the vibrant Berry village, this beautifully presented residence offers an exceptional lifestyle for those seeking peace, sophistication, and effortless living.

#### Step Inside – Feel the Calm

From the moment you step through the front door, a sense of serenity washes over you. This light-filled home is designed to embrace natural beauty, with soaring 3-meter ceilings, gleaming hardwood floors, and graceful Victorian archways. Every detail has been thoughtfully curated to evoke warmth and character while reflecting the highest quality craftsmanship.

The open-plan living and dining area flows seamlessly into the heart of the home – a custom-built chef's kitchen boasting luxurious stone benchtops, a spacious walk-in butler's pantry, and premium European appliances. Whether baking a delicious loaf of bread, preparing a quiet family meal, or hosting a lively dinner party, this space is designed to inspire.

#### Outdoor Bliss – Entertain & Unwind

**Property ID:** L23319806  
**Property Type:** House  
**Garages:** 1  
**Land Area:** 648.0 sqm

**Jacqueline Crapp**  
 0429 104 011  
[jacqui.crapp@berry.rh.com.au](mailto:jacqui.crapp@berry.rh.com.au)

The rear timber deck is a true entertainer's haven. Picture laughter shared with friends over a long lunch, or quiet evenings soaking in the breathtaking views of Berry Mountain, all while being surrounded by lush, easy-care gardens.

Smart irrigation and ambient garden lighting transform the outdoor space into a magical retreat after dark. There's even room to add a plunge pool should you desire.

And for those who love fresh produce, raised veggie pods are perfectly positioned to provide home-grown herbs and vegetables straight from your garden to your table.

#### Comfort Meets Efficiency

Tilgman Cottage is equipped with every modern convenience to enhance your lifestyle:

- Dual-zoned ducted air conditioning for year-round comfort.
- Solar power & energy-efficient systems to reduce your footprint.
- NBN fibre connectivity for seamless remote work and entertainment.
- 10,000-litre water tank & reclaimed sandstone landscaping for eco-friendly, low-maintenance outdoor living.

#### Bedrooms Designed to Impress

The master suite offers a private retreat, complete with a walk-in wardrobe and elegant ensuite. The three additional bedrooms all feature built-in wardrobes and generous space, making this home ideal for couples, families or accommodating guests in style.

#### Prime Location

Perfectly positioned just a short, leisurely stroll from the heart of Berry, you'll enjoy easy access to award-winning cafes, renowned restaurants, boutique shops, the train station, and a sense of community. This home offers the rare privilege of village convenience while retaining the tranquility of country life.

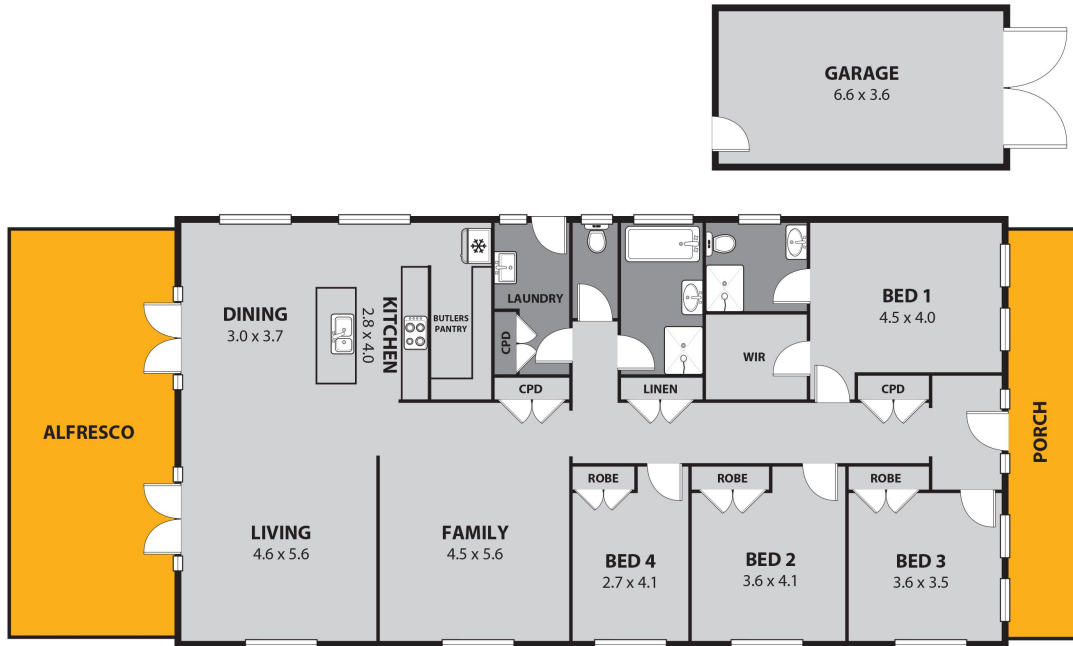
#### Tilgman Cottage is More Than a Home – It's a Lifestyle

There's nothing to do but unpack and begin living the dream in Berry's most desirable home.

With motivated vendors, this opportunity won't last.

Your idyllic life in Berry awaits.

To arrange a private viewing please contact Tim Muckenschnabl 0407 356 631.



11 TILGMAN ST, BERRY

INTERNAL SPACE | 179m<sup>2</sup> (approx)  
EXTERNAL LIVING | 48m<sup>2</sup> (approx)  
TOTAL AREA | 227m<sup>2</sup> (approx)



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