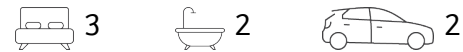




Exceptional Comfort and Modern Design  
with Ultimate Privacy



1/17 Hitchcocks Lane, Berry

Sold for \$1,360,000 (Apr 30, 2025)

Experience effortless living in this beautiful, single-story Hamptons-style residence, where privacy and luxury are woven into every detail. Upon entering, you'll be welcomed by the warm, inviting ambiance.

The open-plan design effortlessly connects the living, dining, and kitchen spaces, creating the perfect setting for entertaining or relaxing with family. The kitchen is a culinary haven, featuring 40mm stone countertops, plenty of cupboard space, integrating multi-sized drawers for ease of use. The adjoining pantry room features additional bench space, shelving & power outlets for appliances.

The living area seamlessly transitions into a light-filled conservatory, a separate dining space, and a covered alfresco deck-ideal for year-round outdoor gatherings, with privacy from neighbours. Designed with high-end finishes, polished genuine hardwood floors, and tasteful fixtures, this low-maintenance home also includes a 900mm SMEG oven, a gas cooktop, and elegant English-style tapware. During cooler months, you'll enjoy the comfort of both an LPG gas heater and a wood stove.

The opulent master suite offers a peaceful sanctuary, complete with a contemporary bathroom with a walk-in shower and a fully fitted walk-in robe. Three flexible bedrooms and two stylishly designed bathrooms-including a spacious family bath and double vanities-offer

Property ID:	L33595866
Property Type:	House
Building / Floor Area:	191
Garages:	2
Land Area:	553.0 sqm

Jacqueline Crapp  
0429 104 011  
jacqui.crapp@berry.rh.com.au

generous space and functionality. The expansive backyard overlooks a serene creek reserve, providing a calming view with direct access to lush greenery for outdoor relaxation.

Additional highlights include ducted air conditioning, VJ panel accents, skylights in the living areas, and ceiling fans in every bedroom. The double garage has internal access, and out front there is secure off-street parking, with ample room for a motorhome, caravan, or boat. A garden shed, raised vegetable boxes not forgetting handy side access to backyard, completes this charming property, which offers a low-maintenance and peaceful lifestyle.

Located within the sought-after Huntingdale Park Estate, with affordable community strata fees, you'll be just minutes from Berry's best cafés, restaurants, shops and beaches.

To arrange a private viewing, please contact Tim Muckenschnabl on 0407 356 631 or Jacqueline Crapp on 0429 104 011.