## 196 Chloride Street, Broken Hill, NSW 2880 House For Sale



Tuesday, 30 April 2024

196 Chloride Street, Broken Hill, NSW 2880

Bedrooms: 3 Bathrooms: 1 Parkings: 2 Area: 695 m2 Type: House



Mitchell Halpin 0880884488



Zeta Bennett 0418997164

## **AUCTION ON SITE SAT 25TH MAY @10AM**

Perfectly positioned between CBD and medical precinct, this property has all the basics and potential to shine. The home comprises a large lounge room with a wood fire, 3 bedrooms with built-in storage plus sleepout, a dining area or second living space, a tidy kitchen with room for meals, a gas stove, and plenty of cupboard space. Bathroom with shower and toilet, and laundry facilities. The home has reverse cycle split systems throughout, gas HWS, and a lovely front verandah from which to enjoy the sunset. Entertaining area at the rear, garden shed, modern 30 ft garage with roller door. Corner, Freehold 695m2 allotment, ideal location for renovation. Water Rates: \$1,000 (approx.) Council Rates: \$1,647DISCLAIMER: First National Broken Hill has taken all reasonable steps to ensure that the information contained in this advertisement is true and correct but accepts no responsibility and disclaims all liability concerning any errors, omissions, inaccuracies or misstatements contained. All distances, measurements and timeframes contained within this advertisement are approximate only. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.AUCTION NOTE: This property is currently listed for auction. Unless an offer is accepted by the seller and contracts are exchanged before the scheduled auction date, the property will proceed to auction as advertised. Please be aware that submitting an offer does not guarantee its acceptance, and the property may still go to auction if the seller does not agree to the terms of the offer. Buyers are encouraged to engage with the auction process and are responsible for attending the auction if they wish to participate. Offers must meet the seller's criteria and be formally accepted before the auction to halt the auction process. All potential buyers are advised to conduct thorough due diligence, including inspections and financial preparations, before participating in the auction or submitting an offer. This disclaimer serves as a notice of the property's auction status and the conditions under which it may be removed from auction listing. Please contact us for further information or clarification regarding the auction process and the status of this property.