

**307 Boughtman Street, Broken Hill, NSW 2880**

**CENTURY 21**

**Sold House**

Saturday, 10 February 2024

307 Boughtman Street, Broken Hill, NSW 2880

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 690 m2**

**Type: House**



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## Contact agent

If you've been searching for a family home with all the modern improvements look no further than 307 Boughtman Street. Located in a quiet area of South Broken Hill the home built circa 2009 is ideal for the home entertainer. The home features an entrance hallway leading to the formal lounge room complete with a wood fire ideal for these cooler months. There are three bedrooms with the master having a walk in wardrobe and ensuite bathroom. Bedrooms two and three are generous in size with built in wardrobes. The formal lounge room offers a versatile space which could be utilised as a fourth bedroom or home office. The family bathroom is complete with a large corner shower, deep bath, vanity and a tidy European laundry. The open plan living, dine and kitchen makes it ideal for the home entertainer. The chefs kitchen is complete with gloss black cabinetry, gas cookware and a walk in pantry. The breakfast bar includes a double sink and space for meals. The living and dine opens to the undercover outdoor entertaining area. The yard has been meticulously designed with quality paving, lawned area for the kids to play, undercover carport and a generous shed with concrete floor and power. The home is kept comfortable year round by a wood heater, evaporative air cooler and reverse cycle. 307 Boughtman Street offers a modern family home ready for the new owners to move in and enjoy. Please see link below to make an offer on this property <https://www.cognitofirms.com/century21mcleods/century21mcleodsbrokenhill> We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations. Council Rates: approx. \$1,099 per annum Water Rates: approx. \$900 per annum Agents Note: The property will remain on the market and offers will be presented to the vendor/s up until an exchange of contract has occurred.