

335 Kaolin Street, Broken Hill, NSW 2880



House For Sale

Saturday, 9 December 2023

335 Kaolin Street, Broken Hill, NSW 2880

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 675 m2

Type: House



Mitchell Halpin
0880884488



Zeta Bennett
0418997164

\$360,000 to \$380,000

If you love character, this property offers it in spades. Comprising entrance hallway with timber fretwork, 3 generously proportioned bedrooms all with built-in storage, tidy tiled bathroom with separate bath and shower, separate toilet, and indoor laundry. Centrally located dining area, light filled lounge room with gas heating, and sunroom which makes the perfect office or retreat. Good kitchen with granite benchtops, electric cooking and dishwasher, and a unique, centrally located storage room – we all need one of these! The home is freshly painted, has ducted evaporative air cooling, gas heating and ceiling fans. There is an inviting entertaining area at the rear of the home which overlooks the lawn and shady, private backyard. Double garage with roller doors, double carport with laneway access via auto roller doors and cottage garden enhancing the appealing façade. Freehold 675m² allotment located close to medical precinct. Water Rates: \$890 Council Rates: \$1,572

DISCLAIMER: 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.