

335 Wolfram Street, Broken Hill, NSW 2880

CENTURY 21

House For Sale

Thursday, 16 November 2023

335 Wolfram Street, Broken Hill, NSW 2880

Bedrooms: 3

Bathrooms: 2

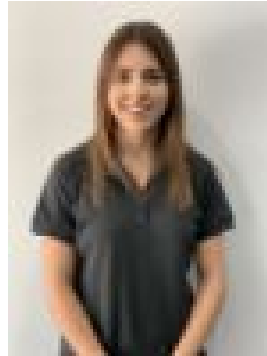
Parkings: 2

Area: 506 m2

Type: House



Matthew Handberg
0880872297



Shelby Pryor
0880872297

\$360,000 to \$385,000

Welcome to 335 Wolfram Street, a charming residence ideally positioned close to the CBD, the Broken Hill Integrated Wellness Centre, and Sturt Park. Boasting great street appeal, this country farmhouse-style home offers a perfect blend of classic charm and modern amenities. As you step inside, the warmth of the floorboards welcomes you, complemented by split systems throughout to ensure year-round comfort. The interior is bathed in natural light, creating an inviting and airy atmosphere. The spacious living room is a focal point, featuring an ornate fireplace that adds character to the space. This delightful home comprises three bedrooms, each designed with functionality in mind. Bedroom 1 boasts a convenient study nook with an upstairs loft perfect for some relaxation time, while Bedroom 2 impresses with a walk-in closet and another study nook. The main bedroom is a sanctuary in itself, complete with an ornate fireplace, a spacious walk-in closet/dressing room, and a luxurious ensuite featuring a vanity, toilet, bathtub, and separate shower. The main bathroom reflects modern elegance, equipped with a vanity, toilet, and shower. Practicality meets style in the internal laundry, ensuring convenience for daily chores. The central dining room serves as a gathering point for family and friends, seamlessly connecting to the well-appointed kitchen. Adorned with modern white cabinetry, a standout breakfast bar with a wooden benchtop, walk-in pantry, dishwasher and a 90cm gas stove. Step outside to discover the expansive 13m X 5m undercover alfresco area, complete with an outdoor kitchen and ceiling fans. This space is perfect for entertaining, offering a seamless transition between indoor and outdoor living. A third toilet adds convenience, especially when hosting gatherings. The external features of the property include a paved area with a fire pit, perfect for cozy evenings. The well-manicured lawns, gardens, and trees enhance the overall aesthetics of the property, creating a tranquil retreat. The property is well-fenced, providing privacy and security. Parking is a breeze with the 7m X 4m garage and carport, accessible via the rear lane. This property is not just a home; it's a lifestyle, offering a perfect combination of comfort, style, and functionality. Don't miss the opportunity to make 335 Wolfram Street your new address. 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. \$1,609 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.