

**346 Lane Street, Broken Hill, NSW 2880**



**House For Sale**

Wednesday, 27 March 2024

346 Lane Street, Broken Hill, NSW 2880

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 4**

**Area: 996 m2**

**Type: House**



Mitchell Halpin  
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Zeta Bennett  
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## **AUCTION ON SITE SAT 20TH APRIL @10AM**

Centrally located home comprising entrance hallway, 4 bedrooms (main with built-in storage), lounge area, timber kitchen with island bench, dishwasher, and gas cooking. Adjacent dining area, tiled bathroom with toilet and laundry taps. There is also an external laundry and a second toilet. The home has several reverse cycle split systems and refrigerated wall units for comfort, features polished timber floors, and is generously proportioned. Double carport at the front, older single carport and shedding at the rear, all on a Freehold 996m<sup>2</sup> allotment located midway between CBD and medical precinct. Rent potential \$350 per week. Water Rates: \$1,000 (approx.) Council Rates: \$1,609. **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.