

**374 Chloride Street, Broken Hill, NSW 2880**



**House For Sale**

Wednesday, 20 March 2024

374 Chloride Street, Broken Hill, NSW 2880

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 443 m2**

**Type: House**



Mitchell Halpin  
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## AUCTION ON SITE SAT 13TH APRIL @9AM

Single fronted, character cottage in prime North location and close to medical precinct. Comprising entrance hallway featuring leadlight surround at entry, timber fretwork and polished timber floors, 2 bedrooms (one with built-in storage), centrally located lounge room with Wunderlich ceiling, good kitchen with gas cooking, and adjacent dining area. Tiled bathroom with shower and toilet and external laundry. The home has gas HWS, ducted evaporative air cooling, ceiling fans, solar power system and a wonderful ambiance only a cottage can deliver. Leafy, private yard with outdoor sitting area at the rear, single carport, and front & rear vehicular access. Rental potential \$350 per week and Freehold 455m<sup>2</sup> allotment. Don't miss this one! Water Rates: \$1,000 (approx.) Council Rates: \$1,722

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**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.