

**472 Crystal Street, Broken Hill, NSW 2880**

**CENTURY 21**

**House For Sale**

Thursday, 9 November 2023

472 Crystal Street, Broken Hill, NSW 2880

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 996 m2**

**Type: House**



Shelby Pryor  
0880872297



Matthew Handberg  
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## **\$320,000 to \$350,000**

Located close to the CBD, 472 Crystal Street presents a spacious and comfortable home that offers a multitude of features. Upon entering, you'll be immediately struck by the well-designed layout of this residence. The house offers three well-appointed bedrooms, all of which come with built-in wardrobes, ensuring you have plenty of storage space for your personal belongings. The tiled hallway features a built-in linen cupboard, making organisation a breeze. The generously proportioned living room, has a gas heater that creates a welcoming atmosphere for relaxation and social gatherings. This room is designed for comfort and provides ample space for various activities. The kitchen and dining area has plenty of cabinets, an electric cooktop, oven, and rangehood. The open layout connects seamlessly with the dining area, providing a pleasant and functional environment for family meals. The spacious bathroom is complete with a bathtub, separate shower, a vanity, and toilet. For your convenience, there's an internal laundry with built-in cabinetry. The inclusion of evaporative cooling throughout the home ensures a comfortable climate year-round. Additional to the living space there is a delightful back sunroom, which comes with a separate W/C, offering even more versatility to the home's layout. Step outside to the well-maintained backyard, which features a lush lawn area, a garage with access via Crystal Street, and beautifully kept gardens. The rear lane access and sturdy fencing enhance security and privacy. 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. \$1,585 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.