

**499 Fisher Street, Broken Hill, NSW 2880**



**House For Sale**

Tuesday, 30 April 2024

499 Fisher Street, Broken Hill, NSW 2880

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 746 m2**

**Type: House**



Mitchell Halpin  
0880884488



Zeta Bennett  
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## **AUCTION ON SITE SAT 25TH MAY @11AM**

Fantastic North location close to Morgan Street Primary School and the Aquatic Centre. Comprising 3 bedroom home with built-in storage in all, spacious lounge room with lots of natural light, tidy kitchen with gas cooktop, electric wall oven, dishwasher and room for meals. Tidy bathroom with shower and separate toilet. External laundry with second toilet. The home has electric HWS, ducted evaporative air cooling, and an entertaining area at the rear. There is rear access via auto roller door, two single carports, single garage and storage shed. This home will respond favourably to cosmetic upgrades but is perfectly comfortable as is. Freehold 746m<sup>2</sup> allotment, current rent potential \$300 per week. Water Rates: \$1,000 (approx.) Council Rates: \$1,856. **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.