

# 514 Wyman Street, Broken Hill, NSW 2880



## House For Sale

Monday, 27 May 2024

514 Wyman Street, Broken Hill, NSW 2880

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 790 m2

Type: House



Mitchell Halpin  
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Zeta Bennett  
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## AUCTION ON SITE SAT 22ND JUNE @3PM

Stylish family property in a top location – that's a lot of boxes ticked! Comprising open plan living area with lots of natural light, modern kitchen with electric cooking, dishwasher, breakfast bar and adjacent dining area. Modern bathroom with separate bath and shower, vanity and toilet, internal laundry with second toilet. There are 3 bedrooms (2 with built-in robes), ducted reverse cycle heating and cooling, and ceiling fans. Excellent entertaining options with servery from the kitchen to the enclosed alfresco area (complete with RC split system) and outdoor paved area overlooking the lawned backyard. Large shed at the rear, carport at the front and securely fenced for the family. Freehold 790m<sup>2</sup> allotment with one of the best addresses in town. Water Rates; \$1,000 (approx.) Council Rates: \$2,514

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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.