

**684 Williams Street, Broken Hill, NSW 2880**

**CENTURY 21**

**House For Sale**

Wednesday, 20 March 2024

684 Williams Street, Broken Hill, NSW 2880

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 919 m2**

**Type: House**



Shelby Pryor  
0880872297



Matthew Handberg  
0880872297

**\$440,000**

Located in the sought after area of North Broken Hill, 684 Williams Street offers a captivating residence, boasting three bedrooms and situated on a generously proportioned 919 m<sup>2</sup> (approx.) parcel of land. With a neutral colour palette throughout the interior, this home offers a serene ambiance enhanced by the convenience of ducted heating and cooling throughout. The home comprises three double bedrooms, two of which feature built-in wardrobes. The heart of the home unfolds into an inviting open plan living, kitchen, and dining area adorned with floating floors, creating an inviting atmosphere. Expansive windows frame picturesque views of the meticulously manicured front yard, while double glass doors seamlessly transition to the enclosed entertaining area, perfect for hosting gatherings. The kitchen is equipped with floor and wall cabinetry, complemented by modern amenities including a double dish drawer dishwasher, electric stovetop, and oven. The modern bathroom boasts a freestanding bathtub and vanity, accompanied by an adjoining room for the shower and a separate W/C for added convenience. A study adorned with built-in robes offers additional storage space. Further elevating the home is the impressive entertainment room or second living area, characterised by high ceilings and exposed beams, providing a versatile space for relaxation and recreation. Completing the home, an internal laundry fitted with built-in storage cabinet. Externally, meticulously maintained gardens and lawns adorn both the front and rear of the property, while an enclosed carport, accessible via an electric roller door from Williams Street, ensures secure parking. 6.6kW solar with a 5kW inverter. Additional storage options include a 2m x 2m garden shed and a 6m x 4m garage with vehicle access via the rear lane. 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. \$1,827 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.