

**227 Wills Street, Broken Hill, NSW 2880**

**CENTURY 21**

**House For Sale**

Saturday, 29 June 2024

227 Wills Street, Broken Hill, NSW 2880

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 462 m2**

**Type: House**



Shelby Pryor  
0880872297



Matthew Handberg  
0880872297

**\$225,000**

Situated close to the Westside Plaza Shopping Centre, 227 Wills Street presents a delightful three-bedroom, one-bathroom home on a generous 462m<sup>2</sup> block (approx.). Three bedrooms, all carpeted, with one room having built-in robes. The spacious living room is equipped with a gas bayonet for heating and seamlessly connects to the kitchen and dining. The kitchen is equipped with a walk-in pantry, wooden cabinetry, an electric freestanding stove and space for dining. The tiled bathroom comprises of a bathtub with an overhead shower, a vanity, a toilet, and a built-in linen cupboard. A study at the rear of the home. Evaporative cooling throughout the home and gas hot water system. Externally the backyard features a substantial undercover verandah perfect for gatherings, with an inground functioning pond. Three water tanks contribute to sustainable living. An external laundry with a separate W/C, multiple aviaries and a large 6m x 4m garage with vehicle access via the rear lane. Additionally the home has a roof replacement, new wiring throughout and updated switchboard. This property is perfect for first-time buyers, small families, or investors seeking a comfortable and well-equipped home. 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. \$1,361 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.