

**299 Chloride Street, Broken Hill, NSW 2880**

**CENTURY 21**

**House For Sale**

Saturday, 29 June 2024

299 Chloride Street, Broken Hill, NSW 2880

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 552 m2**

**Type: House**



Shelby Pryor  
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## **\$420,000 to \$460,000**

Located close to Broken Hill Base Hospital and Morgan Street Public School, this delightful 3-bedroom, 1-bathroom home is set on a 552m<sup>2</sup> block (approx.), this home offers plenty of space for comfortable family living and entertaining. The property features three generously sized bedrooms. The master bedroom has a walk-in robe, while another bedroom includes built-in robes. Step into a dining area that showcases high ceilings, polished timber floorboards, and a functional ornate gas heater, creating an inviting atmosphere for family dinners and entertaining guests. Situated at the rear of the property, the living area is fitted with floating floorboards and features a large window that overlooks the backyard, filling the room with natural light. The modern kitchen offers ample floor and wall cabinetry, a dishwasher, and a freestanding electric stove. The tiled bathroom is well-appointed with a large shower, bathtub, vanity, and toilet. Enjoy year-round comfort with ducted reverse-cycle air conditioning throughout the home. Externally, the property features a semi-enclosed alfresco entertaining area complete with roller blinds, perfect for outdoor dining and relaxation. The external laundry comes with built-in robes and a second toilet. A versatile study with a reverse cycle split system is currently being used for storage but offers great potential for a home office. The low-maintenance yard includes both lawn and paved areas, along with a garden bed, providing a serene outdoor space for leisure activities. A large 6m x 6m garage with an electric roller door provides secure vehicle access. Adjacent to the garage is an additional 6m x 6m entertaining room with a reverse cycle air conditioner and floating floorboards, perfect for a variety of uses. This charming home combines traditional features with modern amenities, making it an ideal choice for families, first-time buyers, or investors looking to secure a property in Broken Hill. 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. \$1,410 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.