

**321 Williams Lane, Broken Hill, NSW 2880**



**House For Sale**

Wednesday, 10 July 2024

321 Williams Lane, Broken Hill, NSW 2880

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 474 m2**

**Type: House**



Clifford Wren

0880872820

**\$165,000**

- Two formal bedrooms with optional of a 3rd or study nook- Lounge room on entry with reverse cycle split system and ceiling fan- U shaped kitchen with elect cooktops/oven/ range hood- Bathroom incl WC/ vanity and shower- Second toilet in laundry- Right of way access to double carport- Easy care yard with white garden shed (silver garden shed excluded)- Approx 9kw solar system- Council and water rates approx \$2,200pa- With some minor refurb rental appraisal approx \$280pw  
Agents Note:1. It is highly recommended that all purchasers have pre-approved finance before booking inspections. This is a requirement for all inspections.2. All offers are to be in writing with the terms and conditions of the offer.3. All properties will stay on the market and all offers will be presented to vendors right up until an exchange of contract.4. The agent is obliged to submit all offers to a vendor even though there might be an offer and acceptance between buyer and seller. This is known as gazumping and it is legal in NSW.5. It is the responsibility of the purchaser to efficiently exchange a contract of sale, otherwise gazumping can occur.