

471 Cummins Street, Broken Hill, NSW, 2880



House For Sale

Friday, 16 August 2024

471 Cummins Street, Broken Hill, NSW, 2880

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Clifford Wren

0880872820

Beautiful, solid home with a pool in the North

This beautifully presented leafy home is filled with character and natural light. If you are looking for a unique, solidly built property in the North, this could be the ideal home for you. The home is perfect for all seasons, from barbecues and relaxing in the pool in the summer months, to snuggling up by the cozy fire in the winter. This property is cement rendered, double brick construction, and sits in an elevated position with views to both the front and rear.

It is situated in a desirable location with only a short walk to Morgan Street School. The floor plan consists of a large welcoming entrance hallway with polished timber floor, 3 carpeted bedrooms with built-in robes, a tiled bathroom with toilet and separate shower & bath. The kitchen has ample bench-top space, a dishwasher, electric cooktop and oven, and breakfast bar.

The adjacent dining room/ family room (with gas bayonet) has an English conservatory feel, and is the ideal location to enjoy a morning coffee and the beautiful Broken Hill sunrises. The spacious lounge room is perfect for relaxing with the family in the evenings and has a wood burner for the cooler months. There are 3 large picture windows that ensure that the room is saturated in natural light.

The property has evaporative air cooling, a rear decked patio, external laundry and 2nd toilet. The back yard is well fenced and includes a large in-ground 9m salt chlorinated pool. There is large 6mx9m garage/shed with auto door accessed from the rear laneway, providing an abundance of space for storage, hobbies and parking for 2 cars. Freehold 657m²

Auction is an unconditional sale, pls make sure you have completed all necessary inspections, have your finances approved and had the opportunity of your preferred solicitor/ conveyancer to peruse the contract of sale on your behalf. All registered bidders must be present on site to participate in the auction and/ or have nominated a representative to bid on your behalf. Appropriate forms will need to be filled out.

Terms: 10% deposit on fall of hammer, balance 60 days -