

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

**CENTURY 21**

**House For Sale**

Wednesday, 14 August 2024

95 Wills Street, Broken Hill, NSW, 2880

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



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## CHARMING THREE BEDROOM HOME

Welcome to 95 Wills Street, a well-established three-bedroom home situated on a generous 740m<sup>2</sup> block in West Broken Hill, located close to primary schools and shopping.

This property boasts a beautiful front yard with lush flowering gardens, vegetable patch and extensive paving. Enjoy easy vehicle access via Wills Street leading directly to the carport, ensuring security and convenience for your vehicles.

Step into a spacious entry hallway that sets the tone for the rest of the home. The living room features gas heating for cozy nights in and seamlessly opens to the kitchen and dining area. Bathed in natural light, this open plan living space is expansive and inviting. The kitchen has additional heating and is well-equipped with floor and wall cabinetry, a breakfast bar, dishwasher, electric stove-top, and oven. The large, tiled bathroom offers a bathtub, separate shower, toilet, and vanity. There are three spacious bedrooms. The main bedroom features a walk-in closet and the other two offer built-in robes (one has a split system air conditioner).

An external laundry with built-in storage and a separate W/C are both easily accessed from the rear verandah. An external large entertaining room is equipped with solar panels for overall energy saving. The room is lined, tiled and has a wood heater - making this the perfect space to host family and friends year-round. An undercover paved entertaining area overlooks lush lawns and well-maintained gardens. The property includes storage sheds, ensuring ample space for all your needs.

This delightful residence offers a perfect blend of comfort, convenience, and charm, making it an ideal home. Don't miss this rare opportunity to make this lovely residence your own.

### Key Features:

Spacious 740m<sup>2</sup> block

Prime location near schools, shops and other amenities

Three bedrooms, (1 with walk-in robe, 2 with built-ins)

One bathroom, two toilets, separate laundry

Open-plan living, kitchen and dining

Ducted air conditioning, gas and oil heating, split-system air-conditioning, wood heater

Established gardens and fruit trees

Large outdoor entertaining room and pergola

Solar panels

Multiple storage sheds

Secure carport with lighting

Fully fenced and secure

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. \$1,457 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.