

**119 Burke St, Broken Hill, NSW, 2880**

**CENTURY 21**

**House For Sale**

Monday, 4 November 2024

**119 Burke St, Broken Hill, NSW, 2880**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



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## MODERN FAMILY HOME

Welcome to 119 Burke Street, a modern family residence located in West Broken Hill. This well-appointed three-bedroom, two-bathroom home offers the perfect blend of modern living and comfort on a generous 835m<sup>2</sup> block, thoughtfully designed to accommodate a family lifestyle located close to Railway Town Public School.

Step inside to discover the contemporary open-plan layout that seamlessly integrates the living, dining, and kitchen areas. The tasteful design includes evaporative cooling throughout and a gas bayonet in the living room. The kitchen is equipped with an electric free-standing stove and a dishwasher.

Three sizable bedrooms with the third bedroom having a reverse cycle split system and floor to ceiling built in wardrobe. The tiled bathroom features a bathtub, separate shower, vanity, and toilet, complemented by an internal laundry complete with built-in cabinetry.

The outdoor space is perfect for entertaining and relaxation. A large undercover area overlooks the lush lawn, and the substantial 14m x 9m shed, housing a second bathroom with a shower, vanity, and toilet. Additional features include solar panels for energy efficiency and ample off-street parking for three vehicles.

The property is currently leased for \$380 per week until December 2024.

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. \$1,396 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.