

18 Albert Morris Avenue, Broken Hill, NSW, 2880

CENTURY 21

House For Sale

Monday, 4 November 2024

18 Albert Morris Avenue, Broken Hill, NSW, 2880

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Matthew Handberg
0880872297

CHARMING FAMILY HOME

Welcome to 18 Albert Morris Avenue, a charming residential property that promises comfort and convenience. Located in a quiet neighbourhood, this delightful home is perfectly positioned on a generous 759m² block, offering ample space for a relaxed lifestyle.

As you approach the property, you are greeted by a lawned area accented by well-maintained gardens and a large carport, providing parking for two vehicles. Step inside and be welcomed by a cozy living area featuring an ornate fireplace with gas heating. The built-in bar area enhances the space, ideal for entertaining guests or enjoying a quiet evening at home. The heart of the home is the kitchen and dining area, boasting quality wooden cabinetry, a functional breakfast bar, an electric stove top and oven, and a dishwasher, with a designated dining area.

Adjacent to the kitchen, a second living area offers additional space to unwind, highlighted by elegant French doors that open directly to the expansive backyard. Here, you'll find an undercover verandah with a seating area, a pergola perfect for entertaining, with a lawned area and well maintained gardens and trees, creating a serene outdoor retreat.

The property includes three carpeted bedrooms, two with built-in wardrobes, offering plenty of storage space for your needs. The bathroom is well-appointed with a bathtub, separate shower, and vanity, with the W/C conveniently located in the internal laundry.

Evaporative cooling throughout the home ensures comfort during warmer months, maintaining a pleasant atmosphere year-round. Additional features of the property include two substantial sheds (8m x 6m and 6m x 4m), offering excellent storage or workshop potential, with an attached carport and vehicle access via the rear lane.

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. \$1,685 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.