

330 Knox Street, Broken Hill, NSW, 2880

CENTURY 21

House For Sale

Wednesday, 15 January 2025

330 Knox Street, Broken Hill, NSW, 2880

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 639 m2

Type: House



Matthew Handberg
0880872297



Shelby Pryor
0880872297

FAMILY LIFESTYLE

Welcome to 330 Knox Street, a perfect blend of comfort and functionality ideal for the family lifestyle. This inviting residence offers an indoor-outdoor living experience, starting with the front yard that features a welcoming deck, a spacious garden area, and a convenient roller door leading to secure car spaces.

Inside, discover three carpeted bedrooms, each featuring built-in wardrobes and ceiling fans to ensure comfort year-round. The heart of the home is the open plan living, dining, and kitchen area, tiled for easy maintenance. The kitchen is equipped with a breakfast bar, an electric stovetop, oven, and dishwasher, making meal preparation a breeze. The main bathroom is equipped with a shower, bath, vanity, and toilet, while the internal laundry offers additional storage space with built-in cupboards. To increase comfort and sustainability, the property is fitted with ducted evaporative air-cooling and solar panels.

Step into the spacious backyard, perfect for entertaining or unwinding. It features a large deck and a lush grassed area, perfect for gatherings and outdoor activities. Additionally, there is a spacious shed and a versatile back room. This tiled room is not only perfect for hosting guests with its bar space and split system air conditioning but also includes a bathroom fitted with a shower, vanity, and toilet for added convenience.

Experience the charm and practicality of 330 Knox Street, a delightful home designed to cater to all facets of modern living in the heart of Broken Hill.

Rental potential: \$480 - \$500 per week

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. \$944 per annum

Water Rates: approx. \$1,050 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.