

397 Eyre Street, Broken Hill, NSW, 2880



House For Sale

Monday, 14 October 2024

397 Eyre Street, Broken Hill, NSW, 2880

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House



Clifford Wren

0880872820

Snakes - White Ants - Structural Problems

Here's a list of problems

1. Extensive white ant damage/ activity
2. Floors collapsing
3. Unhabitable state
4. Snakes in yard
5. Western Lands Lease Title expires 31/12/2027 - Once you take ownership you can make application to transfer the lease into freehold title or extend the lease (SUBJECT TO MINISTERS CONSENT) - PLS SEEK INDEPENDENT LEGAL ADVICE! SEE YOUR CONVEYANCER!

Positives

5. Septic Sewerage
6. Power is connected, but turned off
7. New roof installed due to hail storm in 2018

Cement block construction with timber floors - Most floors/ architraves and skirting boards have been eaten out by the ants

Terms - 10% Deposit, balance 42 days.

Auction Notes: Auction is an unconditional sale meaning that once the hammer falls you are bound to complete the sale. It is recommended that you have your finances in order and have completed all due diligent's on the asset you are purchasing. The property can potentially be sold prior to auction if the offer is favourable to the vendor and you have the ability to sign an unconditional contract. The property can be withdrawn from auction at the vendors discretion.