

## Broken Hill, 112 Ryan Street

Extra large yard and features galore!

This is the perfect blend of lifestyle, comfort and functionality with this beautifully presented 4 bedroom home. Designed with families and daily life in mind, the open plan living area creates a seamless flow from kitchen to dining to lounge, offering the ideal space to relax and connect. Outside you'll find the ultimate bonus, a large shed that opens the door to countless possibilities. Whether you're running a business from home, setting up a workshop or simply needing extra storage, this versatile space offers flexibility.

Property details:

- 4 bedrooms, main with built in robe
- Tiled formal lounge room
- 2 bathrooms with the main bathroom providing built in linen storage
- Timber kitchen with large 5 burner gas stove, dishwasher and breakfast bar
- Generous family room with tiled flooring and overlooks the back yard
- Internal laundry



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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**For Sale**

\$385,000 - \$410,000

**View**

By Appointment

**Contact**

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- Ducted cooling and ceiling fans

The back yard also has many standout features including:

- Front access and shade sail for convenient parking
- Undercover entertaining for family bbqs
- Lawn, trees, rain water tanks and paved yard plus large graveled area
- Carport and large garden shed
- 20 x 40 steel frame shed with large concrete pad outside
- Shaded greenhouse area for the veggie garden
- Fruit trees

A great opportunity for those who value space, style and a lifestyle that adapts to you!

Land rates: approx \$1,170

Water rates: approx \$1,000

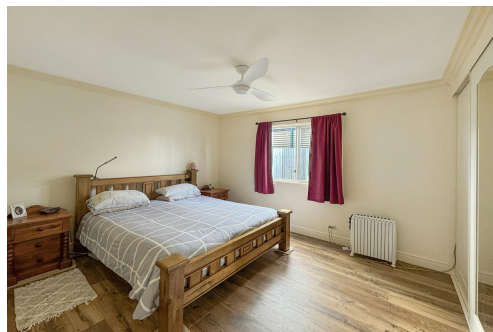
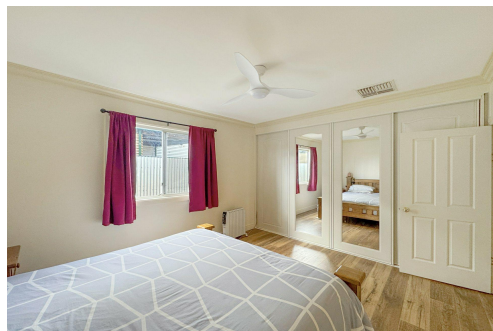
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## More About this Property

Property ID	X62GKV
Property Type	House
Land Area	1459 m2
Including	Study Air Conditioning Evaporative Cooling Toilets (2) Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced

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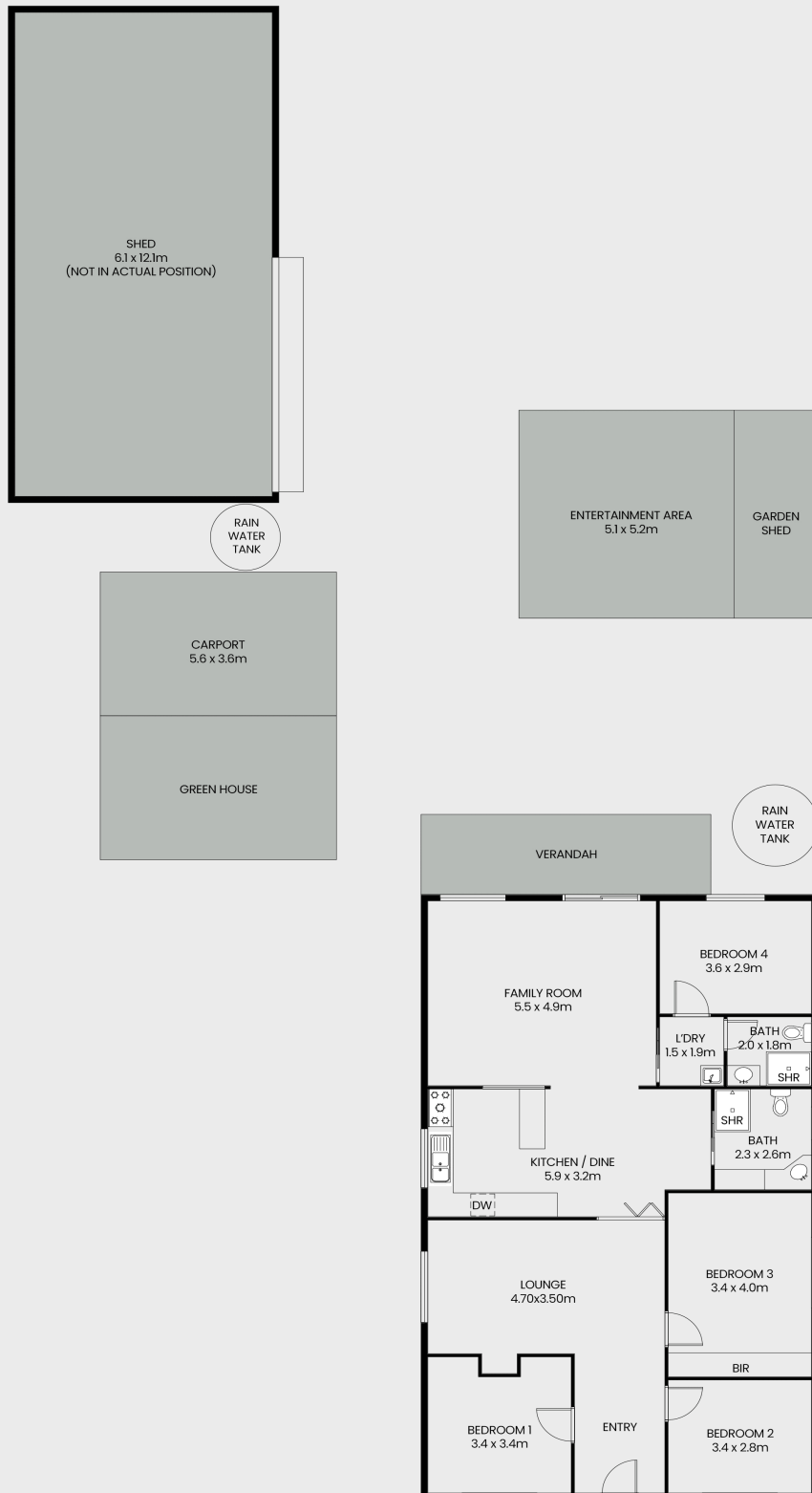
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This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. LJ Hooker gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.



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