





117 Schlapp Street, Broken Hill

An exceptional lifestyle. Built to be treasured - 1.2 Hectares

Positioned on the edge of town, this unique lifestyle property offers the perfect balance of peaceful rural living with the convenience of nearby amenities. Set on approximately 1.2 hectares directly opposite the regeneration area, you'll enjoy uninterrupted sunset views, wide open space and a setting that feels like your own private retreat. The charming residence is complemented by a full wrap-around verandah, offering the perfect vantage point to embrace the peaceful surroundings and enjoy the relaxed country lifestyle that only a property like this can provide. Lovingly built by its original owners and offered to the market for the very first time, this is a truly cherished home that has been filled with years of treasured family memories and is ready for its next chapter.

Constructed with solid brick walls and a steel roof frame, the thoughtfully designed home currently offers one spacious bedroom, complemented by multiple large living areas and the flexibility to create up to two additional bedrooms (STCA). Whether you require extra accommodation for a growing family or simply wish to tailor the home to your own needs, the foundations are already here to make it your own. Adding to its incredible appeal is a character filled converted bus, thoughtfully transformed into a unique guest retreat or

1 2 2

FOR SALE
$1,500,000

VIEW
By Appointment

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

additional living and sleeping space that is sure to delight visitors of all ages.

Complementing the property is a substantial sized unit, ideal as a workshop, studio, home business, storage facility or whatever your lifestyle requires, complete with built in storage, a workbench and water. Completing the impressive outdoor improvements is a stylish and uniquely designed bathroom, cleverly incorporated within a tank and featuring a shower and toilet, while horse yards, a stable, feed sheds and rainwater tanks further enhance the property's outstanding versatility.

This is far more than a home, it's a lifestyle property with heart, character and endless potential. Whether you're dreaming of keeping horses, creating the ultimate hobby farm, accommodating extended family and guests, or simply enjoying the peace and privacy that acreage living provides, the opportunities here are truly endless. Combining quality construction, unique improvements and an unforgettable setting with breathtaking sunset views, this is a rare opportunity to secure one of the district's most distinctive lifestyle properties.

Property details:
- 1.2 hectares with potential to subdivide into multiple blocks (STCA)
- Full return verandah
- Brick home with steel frame roof
- Formal entrance into the home
- 1 bedroom with built in robes, room to create further bedrooms
- Multiple living rooms and natural light
- Tiled throughout the main living areas, with carpet in the formal lounge and bedroom
- Ceiling fans and a reverse cycle air conditioner
- Formal dining room with built in storage and display cabinets
- Custom kitchen with dishwasher, electric stove top, wall oven and plentiful cupboard space
- Dual access bathroom with built linen cupboard and double open shower
- Private open and undercover entertaining areas with BBQ and shade house
- A Bus that has been transformed for extra accommodation and living with water
- Substantial sized unit for multi purpose living, built in storage, workbench, kitchenette and water connected
- Outdoor shower and toilet
- Feed shed with horse yard and stable
- Garden sheds, storage, cages, shelters and trough
- Rainwater tanks
- Septic tank
- Bore

The property is sold furnished.

Freehold
Land rates: approx $5,859
Water rates: approx $1,000

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MORE DETAILS

Property ID	XD7GKV
Property Type	House
Land Area	1.2 hectare
Including	Air Conditioning
	Toilets (2)
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Water Tank









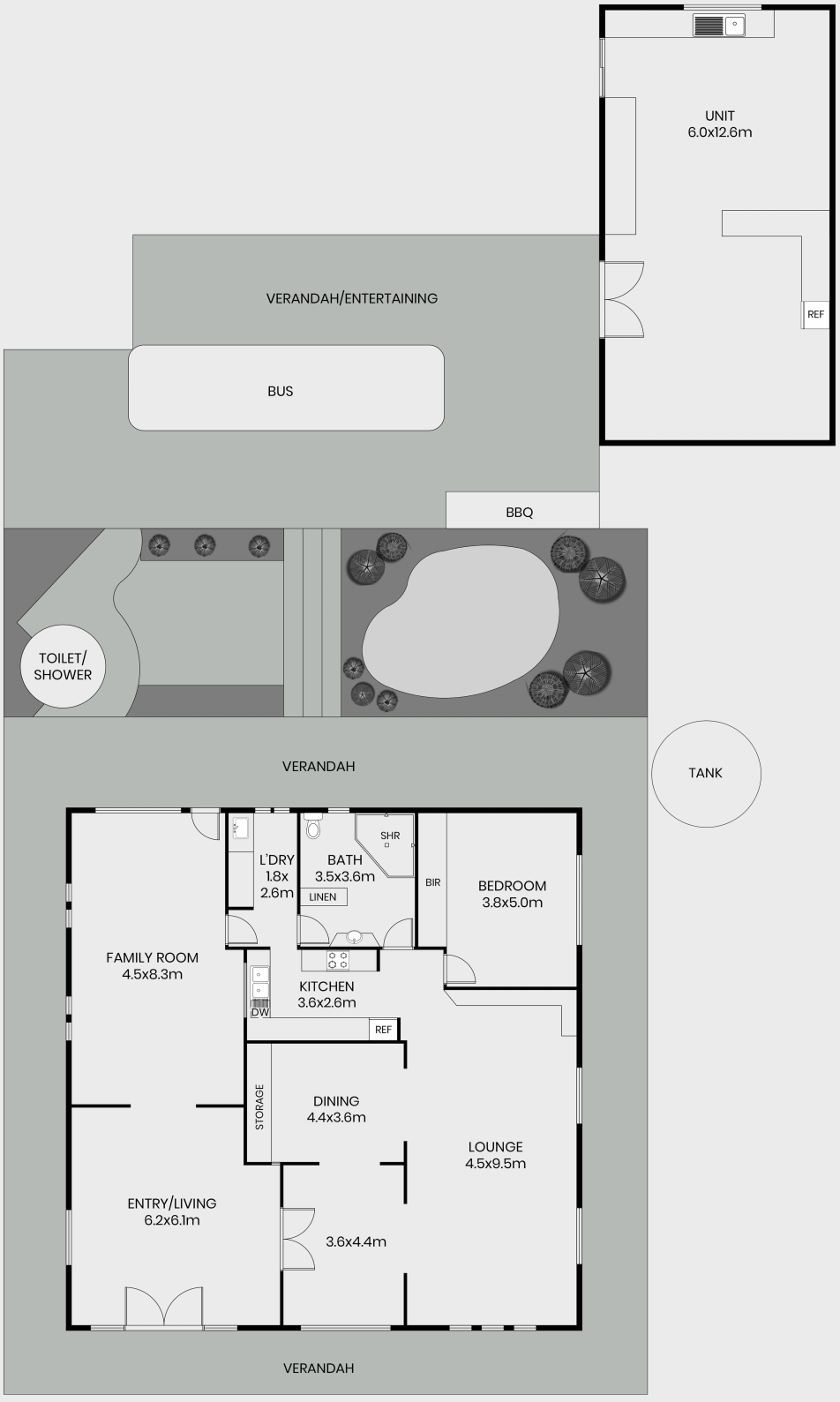


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This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
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All enquiries must be directed to the agent, vendor or party representing this floor plan.

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