

## Broken Hill, 206 Carbon Street

### Quaint cottage

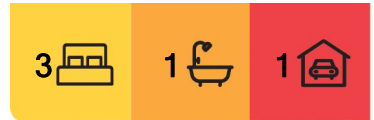
Nestled within a quiet street stands this delightful haven for those venturing onto the property ladder. This 3 bedroom cottage style abode extends an inviting bullnose verandah and a quaint paved path leading to a leadlight glass-panelled front door, ushering in an era of homely elegance.

Step inside to discover the warmth of Herringbone flooring paired with classic wainscoting, guiding you from the entrance through to the lounge and dining rooms, each adorned with built-in shelving, ample natural light from large skylights, and a wood heater that adds a touch of rustic ambience.

The 3 well-proportioned bedrooms offer restful retreats, 2 featuring built-in robes while the 3rd is the accessed externally in the stunning stone building. The kitchen bathes in sunlight, promising a cheerful space for culinary adventures, and the family bathroom, complete with both shower and bath, caters to all your family needs.



**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.



**For Sale**  
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**View**  
[ljhooker.com.au/X22GKV](http://ljhooker.com.au/X22GKV)

**Contact**  
**Tara Nadge**  
0408 787 422  
[sales.brokenhill@ljhooker.com.au](mailto:sales.brokenhill@ljhooker.com.au)

**LJ Hooker Broken Hill**  
**(08) 8087 3666**

Practicality is also a hallmark of this charming property, with an internal laundry, separate toilet, and reverse cycle air conditioners ensuring comfort across all seasons. Outdoors, a carport caters to vehicles and caravans alike, while the undercover entertaining area and generous grassed backyard promise idyllic family moments.

With a generous 1,012m2 land size and additional storage shed, this characterful home at 206 Carbon Street beckons first home buyers to begin their story.

Land rates: approx \$1,457

Water rates: approx \$1,000

Western lands lease: \$771

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## More About this Property

|                      |   |
|----------------------|---|
| <b>Property ID</b>   | X22GKV  |
| <b>Property Type</b> | House   |
| <b>Land Area</b>     | 1012 m <sup>2</sup>   |
| <b>Including</b>     | Air Conditioning<br>Toilets (1)<br>Outdoor Entertaining<br>Built-in-Robes<br>Secure Parking<br>Fully Fenced |

**Tara Nadge 0408 787 422**

Principal | sales.brokenhill@ljhooker.com.au

**LJ Hooker Broken Hill (08) 8087 3666**

326 Blende Street, BROKEN HILL NSW 2880

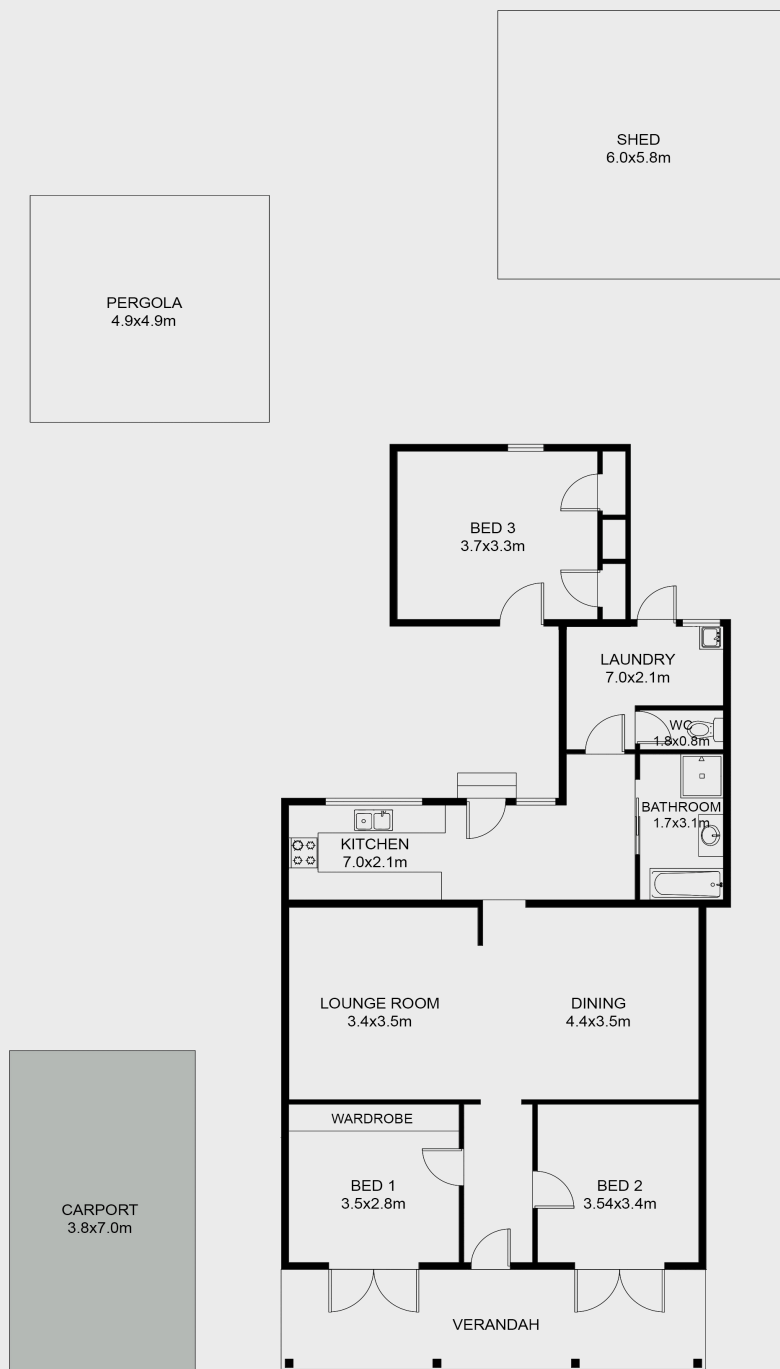
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