



## Broken Hill, 245 Thomas Street

Opposite the Broken Hill Hospital

This charming 3 bedroom home offers everything you need for comfortable living. Ideally situated across from the Broken Hill Base Hospital, it presents an excellent investment potential or the perfect place to call home in a highly sought after location.

### Key Features:

- 3 bedrooms with plantation shutters in the first 2 bedrooms
- Evaporative air cooler and reverse cycle air conditioning
- Spacious quality kitchen with adjoining dining area
- High pressed tin ceilings
- Secure low maintenance yard with fencing for privacy
- Front access with remote roller door and extra parking with rear lane access
- External room with adjoining undercover entertainment area which can be ideal for outdoor living or storage



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/X4MGKV](http://ljhooker.com.au/X4MGKV)

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



**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.

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

Don't miss out, contact us today to book your viewing!

Land rates: approx \$1,445

Water rates: approx \$1,000

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## More About this Property

<b>Property ID</b>	X4MGKV
<b>Property Type</b>	House
<b>Land Area</b>	505.9 m2
<b>Including</b>	Air Conditioning Evaporative Cooling Toilets (2) Outdoor Entertaining Floorboards Secure Parking Fully Fenced

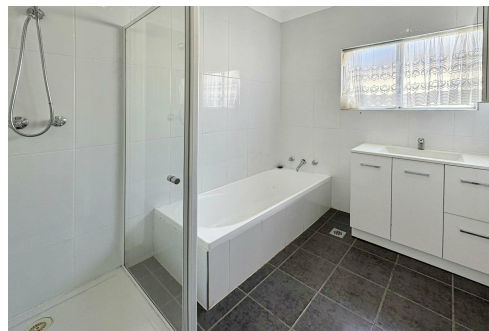
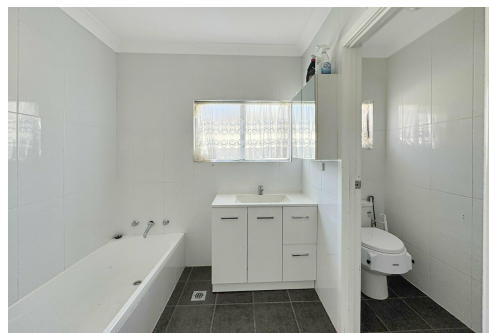
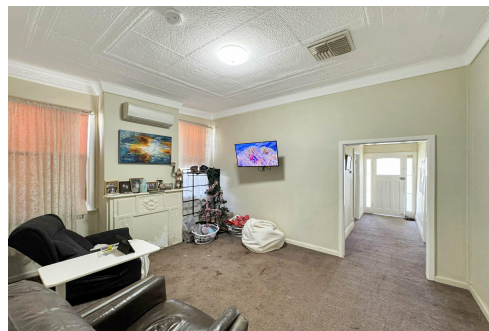
**Tara Nadge 0408 787 422**

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326 Blende Street, BROKEN HILL NSW 2880

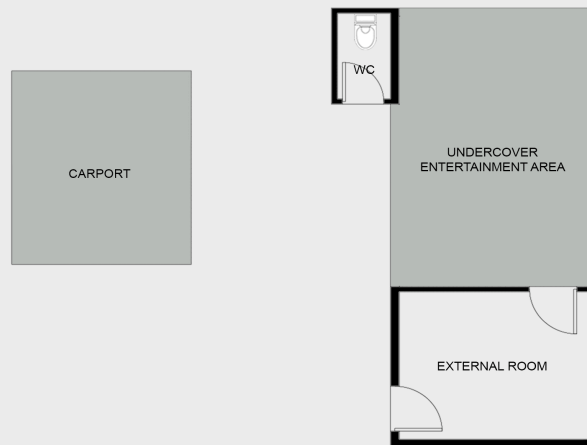
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This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. LJ Hooker gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the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



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