



## Broken Hill, 275 Knox Street

Property with potential!

Situated in a quiet southern location, 275 Knox Street offers potential for first home buyers, with its spacious block and rear access to the regeneration area and for investors, this property presents an exciting opportunity, with investment potential through maintenance and improvements.

- 3 bedroom with a large main bedroom and a built in robe in the 2nd bedroom
- Kitchen with good cupboard and bench space and electric stove top
- Evaporative air cooling and ceiling fans
- Bathroom with walk in shower and separate toilet for convenience
- Internal laundry with built in storage
- Large yard with space for external developments
- Front and rear access
- Off street parking for multiple vehicles
- Secure fencing



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/X5FGKV](http://ljhooker.com.au/X5FGKV)

**Contact**  
**Tara Nadge**  
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**LJ Hooker Broken Hill**  
**(08) 8087 3666**

**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.

Land rates: approx \$1,517

Water rates: approx \$1,000

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## More About this Property

<b>Property ID</b>	X5FGKV
<b>Property Type</b>	House
<b>Land Area</b>	919 m2
<b>Including</b>	Evaporative Cooling Toilets (1) Built-in-Robes Secure Parking Fully Fenced

**Tara Nadge 0408 787 422**

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This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com 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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