



Broken Hill, 480 Blende Street

Cottage style property - 9.80% return!

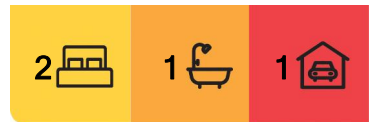
Step into an opportunity of investing with this cottage-style property, nestled within a convenient locale mere blocks away from the heart of town. This property presents a proposition for investors wanting to get into the investment market with this one currently being leased for \$245 per week with a 12 month lease that had started on 10/02/2024 and will end on 09/02/2025.

2 generous sized bedrooms, each benefiting from the practicality of hard flooring throughout. The spacious lounge room unfolds into an open plan living area, providing a versatile space. Kitchen has electric cooking and sits at the back of the home. Meanwhile, the installation of new Venetian blinds and the inclusion of reverse cycle air conditioners provides comfort.

A sleep out for extra space is complemented by an adjoining room that serves well as a home office or children's playroom, adapting to the changing needs of the occupants.



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
Please Call

View
ljhooker.com.au/WZ5GKV

Contact
Tara Nadge
0408 787 422
sales.brokenhill@ljhooker.com.au

LJ Hooker Broken Hill
(08) 8087 3666

External amenities include the laundry, rear access leading to a garage with a roller door and sits on a generous 500 square metre allotment.

Land rates: approx \$1,310

Water rates: approx \$1,000

The property will remain on the market for sale and all offers will be presented to the owner until contracts have exchanged.

Disclaimer: All information contained therein is gathered from relevant third party sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries. All distances and measurements are approximates only. Prospective buyers should make their own enquiries.

More About this Property

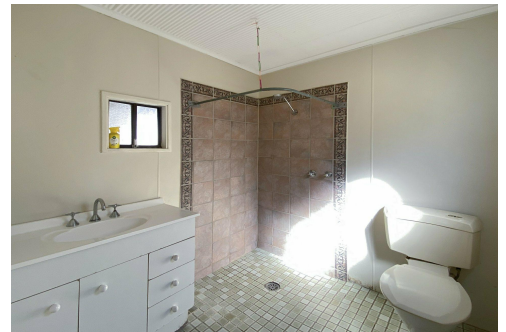
Property ID	WZ5GKV
Property Type	House
Land Area	500 m ²
Including	Air Conditioning Toilets (1) Secure Parking Fully Fenced

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
brokenhill.ljhooker.com.au | 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**