



52 Ryan Street, Broken Hill

## Open plan, solar savings and room to grow

Lovingly maintained and offered for the first time in decades, this quality built home sits proudly on a beautifully maintained block. This 2 bedroom home offers more than meets the eye and a spacious formal lounge can easily be transformed into a 3rd bedroom if desired. Enjoy energy efficiency with solar panels, open plan living that connects to a spacious deck for entertaining, and a shed for all your extras. A versatile home on a cherished block.

### Property details:

- Spacious formal entry and adjoining lounge room with high ceilings and great natural light
- 2 bedrooms with built in robes and reverse cycle air conditioners
- Open plan living, tiled flooring, reverse cycle air conditioners and double glass doors opening onto the timber decking
- Kitchen with lots of cupboards, electric cooking, wide fridge space and room for a dishwasher
- Bathroom has a wide vanity with good storage and a spacious shower
- External room under the main roofline for a home office or extra bedroom
- Laundry with direct access to the side of the home /clothesline

2 1 3

### FOR SALE

Please Call

### AGENTS

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### AGENCY

LJ Hooker Broken Hill

(08) 8087 3666

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.



- Separate toilet
- External shutters
- 2 rainwater tanks
- Undercover area for BBQ's and grassed area for kids
- Yard area beside the shed suitable for pets or a veggie garden
- Front access to a carport and double garage
- Good secure fencing, extensive paving, concrete driveway from the front of the property to the shed

The list of features could keep on going - give us a call and see for yourself that this is a terrific property and great value.

Land rates: approx \$1,378  
Water rates: approx \$1,000

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### MORE DETAILS

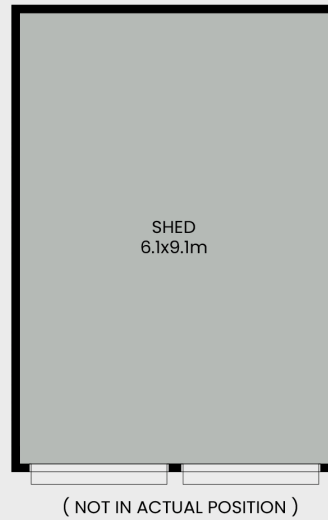
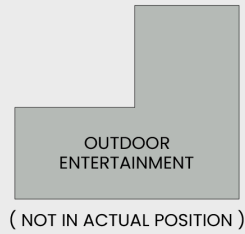
Property ID	X8TGKV
Property Type	House
Land Area	866.3 m2
Including	Air Conditioning
	Evaporative Cooling
	Toilets (1)
	Deck
	Dishwasher
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Solar Panels

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