

## Broken Hill, 540 Cummins Street

Charming Retreat with a Sparkling Pool - Your Perfect Home Awaits!

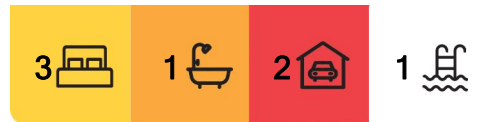
Experience the perfect fusion of modern style and comfort with this stunning 3 bedroom, 2 living area, brick veneer home, ideally located in a sought after neighbourhood. Designed for low maintenance living, this home offers contemporary finishes throughout, creating an inviting and stylish atmosphere. Step outside to your very own private oasis, complete with an impressive inground swimming pool area, perfect for relaxing or entertaining. Whether you're unwinding at home or hosting friends and family, this property truly has it all!

Details and features of the property:

- Formal entrance for privacy
- Spacious formal lounge room (currently utilised as dining)
- Open plan kitchen and dining with polished timber floor boards, reverse cycle air conditioner and it leads out to undercover entertaining
- Kitchen with lots of storage and bench space, breakfast bar and dishwasher,



**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/X53GKV](http://ljhooker.com.au/X53GKV)

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

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

- 3 bedrooms with built in robes and carpeted flooring
- Spacious family room opening to a deck, offering a peaceful retreat with views of the pool and surrounding hills
- Modern bathroom with walk in shower
- Laundry with external door
- Privacy and blackout blinds add luxury and practicality
- Extensive paving and landscaping with established plants
- Inground swimming pool with shade sails and plenty of rooms for table, chairs and pool lounges
- Front access for vehicle parking under a carport and garage
- Lovely street appeal with rendered frontage

An absolutely beautiful home that is a unique opportunity.

Land rates: approx \$2,643

Water rates: approx \$1,000

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## More About this Property

<b>Property ID</b>	X53GKV
<b>Property Type</b>	House
<b>Land Area</b>	799 m2
<b>Including</b>	Air Conditioning Toilets (1) Pool Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced

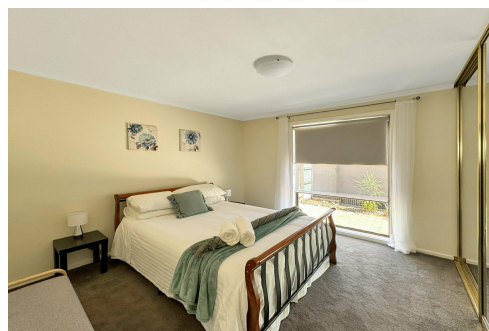
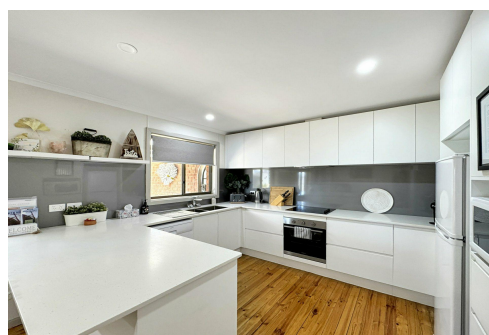
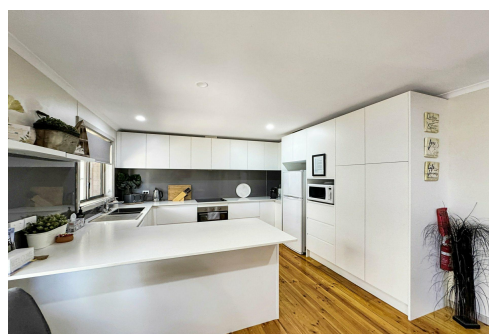
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Principal | sales.brokenhill@ljhooker.com.au

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

326 Blende Street, BROKEN HILL NSW 2880

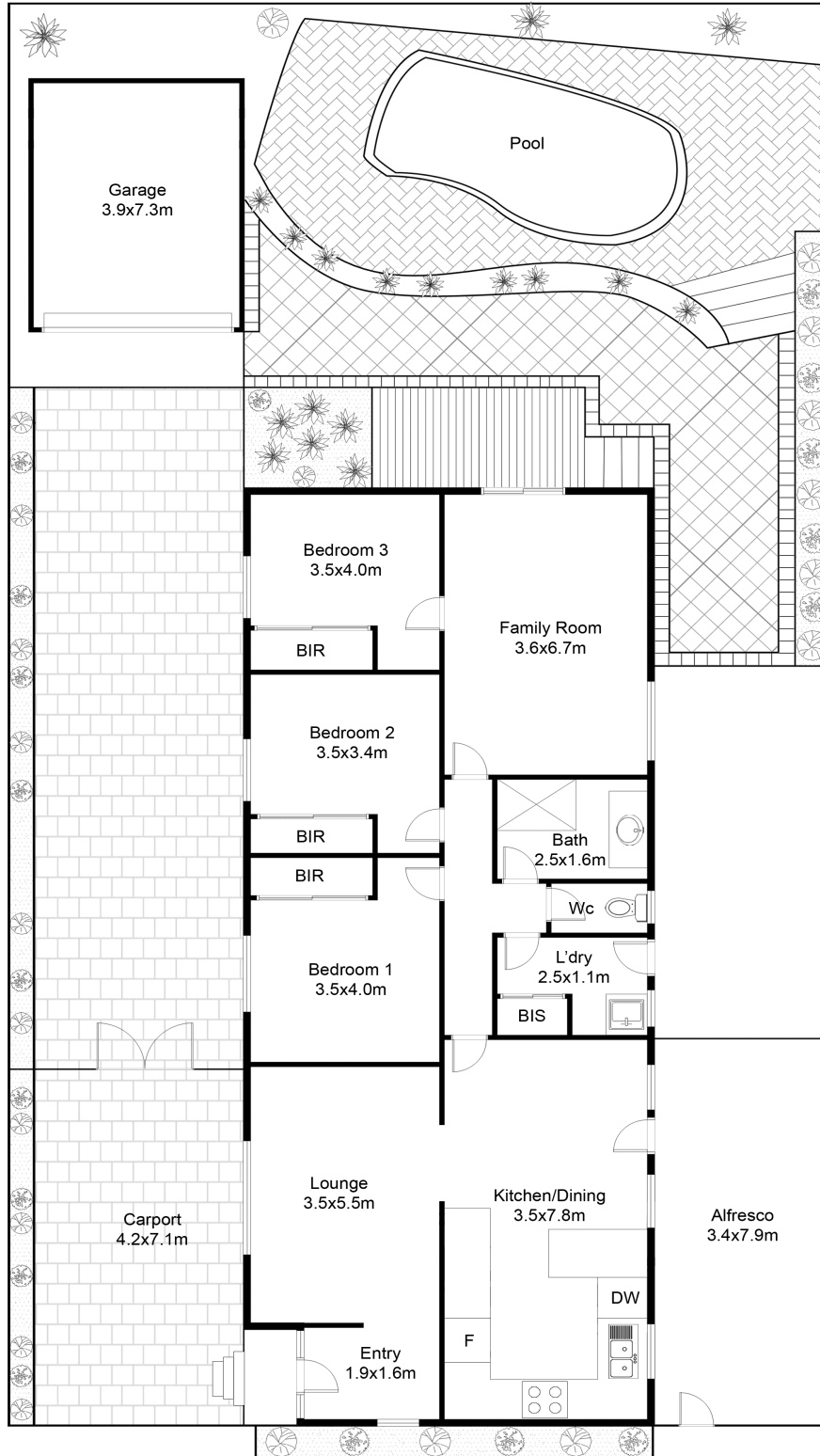
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This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed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



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