

## Broken Hill, 574 Wolfram Street

### Affordable 3 bedroom home

574 Wolfram Street offers potential to secure your first home or an investment property. The home is just a short drive from town and the local shops, and is close to local parks. The property features:

- 3 Bedrooms, 2 with built in robes providing space for families
- Open plan living living and dining area, equipped with a reverse cycle air conditioner for comfort alongside the evaporative air conditioner
- Neat and tidy bathroom with shower over bath
- Internal laundry for added convenience
- Storage shed or enclosed entertaining area plus additional storage
- Low maintenance yard
- Secure fencing for privacy

Land rates: approx \$1,181



**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.

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**For Sale**  
\$170,000

**View**  
By Appointment

**Contact**  
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sales.brokenhill@ljhooker.com.au

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



Water rates: approx \$1,000

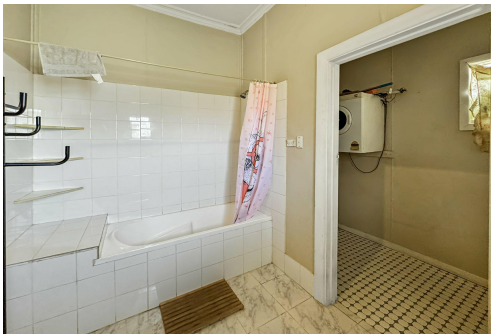
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## More About this Property

Property ID	X4TGKV
Property Type	House
Land Area	474 m2
Including	Air Conditioning Evaporative Cooling Toilets (1) Built-in-Robes Fully Fenced

**Tara Nadge 0408 787 422**  
Principal | sales.brokenhill@ljhooker.com.au

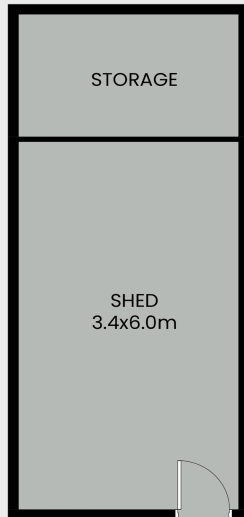
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This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed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



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