



595 Wolfram Street, Broken Hill

## An asset with appeal




A renovation with longevity in mind, this crisp residence offers low maintenance ownership and immediate functionality. Configured as 3 bedrooms or 2 plus a formal lounge and an open flowing layout that suits modern tenancy expectations.

A newly appointed kitchen and bathroom deliver clean, efficient design, while front and rear decking with verandahs extend the living footprint outdoors.

Property details:

- Entrance hallway
- 3 bedrooms with built in robes, ceiling fans and brand new carpet and window fittings
- Open plan living with hard flooring and reverse cycle air conditioner
- Kitchen with stainless steel appliances
- Double timber framed doors leading onto the back decking
- Easy care yard with a lawn area for enjoyment
- Front vehicle access for off street parking
- The property boundary extends to the corner should future development be considered

Equally suited to strategic investors or those entertaining the market.

3  1  0 

**FOR SALE**  
\$315,000

### 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.

 **LJ Hooker**

Land rates: approx \$1,701  
Water rates: approx \$1,000

For marketing purposes, this home has been digitally staged.  
Furniture shown in photos is not included and is for visual reference only.

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

## MORE DETAILS

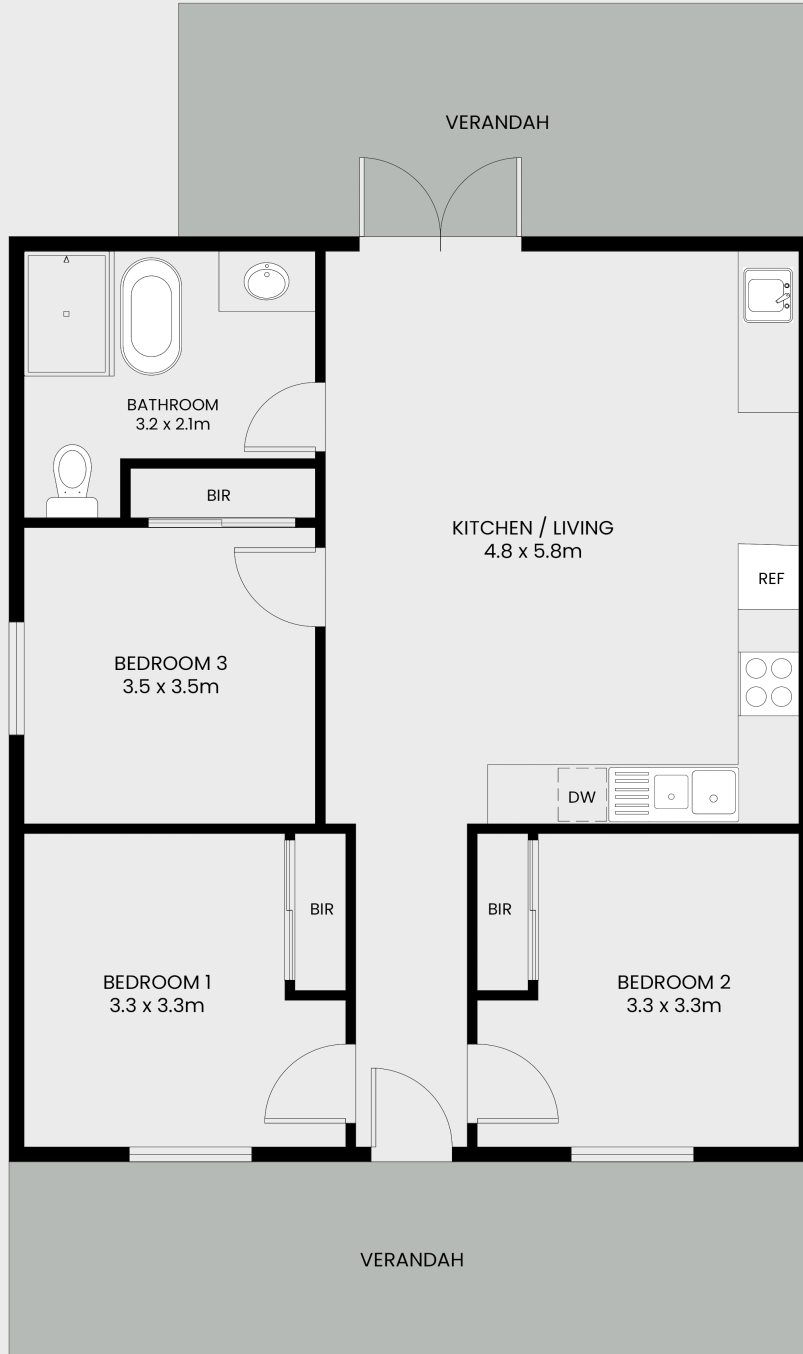
Property ID	XATGKV
Property Type	House
Land Area	992 m2
Including	Air Conditioning Toilets (1) Deck Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced

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