

## Broken Hill, 678 Chapple Street

Looks and feels like home from the moment you arrive

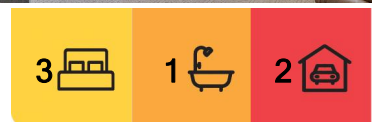
Introducing a rare opportunity to own a solid, one time owner property with charm and exceptional potential. Built in 1957, this well constructed home sits on a generous 973.9m<sup>2</sup> block, offering an impressive length of just over 90 metres - perfect for future development. With its enduring appeal and sturdy build, this residence is ready to be enjoyed as is or transformed into your dream home.

Property details:

- 3 spacious bedrooms
- Formal lounge room filled with natural light, complemented by a cozy wood heater.
- Functional kitchen/dining, a great area for shared meals and conversations
- Neatly tiled bathroom includes a vanity with good bench space and storage
- Laundry with built in storage
- Ducted air cooling
- Kitchen with reverse cycle air conditioner



**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**  
\$295,000

**View**  
By Appointment

**Contact**  
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0408 787 422  
sales.brokenhill@ljhooker.com.au

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

The yard space has been well utilised throughout the years for both family lifestyle and working purposes. It now offers the potential to adapt it to suit your own lifestyle and practical needs.

- Attractive street appeal in a quiet neighbourhood
- Convenient off street parking with a double length carport
- Yard divided into multiple sections for versatility
- Secure front yard ideal for children and pets
- Separate area with fruit trees and garden shed
- Extended rear yard with lane access
- Storage/work shed
- Includes another shed that is well built with potential for a studio, workshop or extra living space (STCA)

This is your chance to step into a home where your family can feel safe, settled and right at home.

Land rates: approx \$1,430

Water rates: approx \$1,000

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## More About this Property

<b>Property ID</b>	X6JGKV
<b>Property Type</b>	House
<b>Land Area</b>	973.9 m2
<b>Including</b>	Air Conditioning Evaporative Cooling Toilets (2) Workshop Secure Parking Fully Fenced

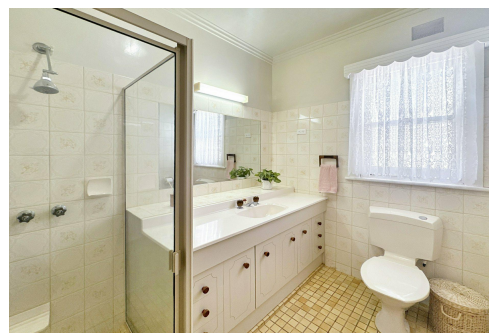
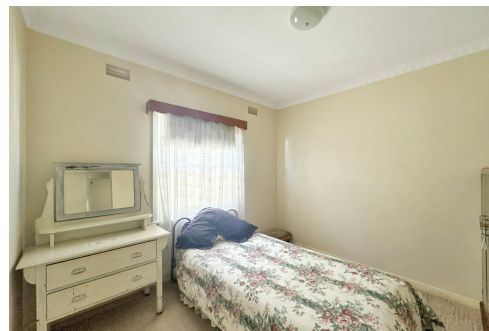
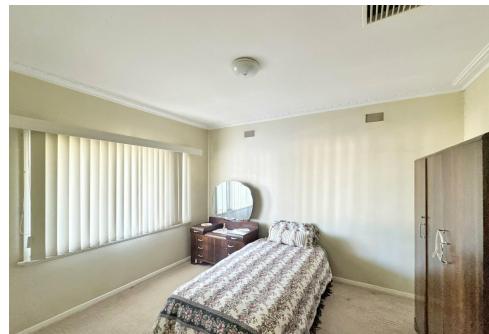
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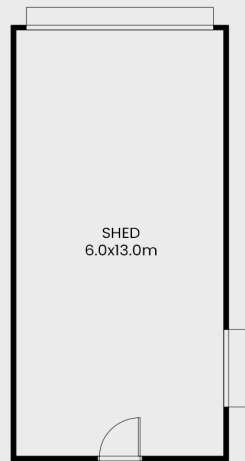


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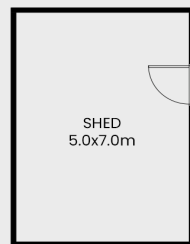
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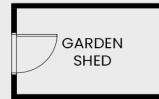
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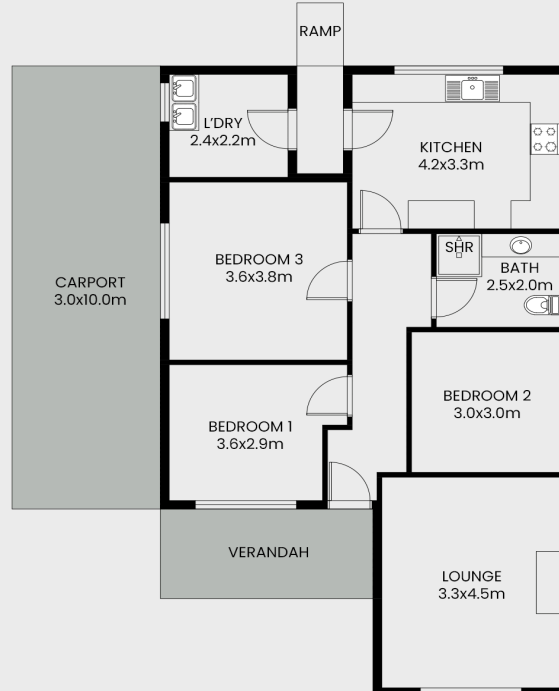
(NOT IN ACTUAL POSITION)



(NOT IN ACTUAL POSITION)



(NOT IN ACTUAL POSITION)



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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