



## Broken Hill, 95 Eyre Street

3 bedrooms + 2 living areas

Discover a captivating blend of character and comfort with this delightful stone-built residence, perfect for discerning home buyers. The entrance hallway, adorned with polished timber floorboards with high ceilings enhancing the sense of space.

This charming home offers a trio of well-proportioned bedrooms, alongside a cosy lounge room ideal for relaxation. The family room is a true centrepiece, boasting a wood heater and large windows that allow plenty of natural light.

The kitchen's 5 burner gas stove top, dishwasher and an abundant cabinetry will be sure to please.

The cellar is an additional feature allowing for further storage along with the bright crisp bathroom incorporating the laundry and the convenience of a separate toilet.



**For Sale**  
Please Call

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[ljhooker.com.au/X2CGKV](http://ljhooker.com.au/X2CGKV)

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

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Outside, the established gardens, thoughtful landscaping, and paving provide a serene retreat, while the studio with its inviting patio offers a tranquil space for a home office which includes its own air conditioning unit. Eco-conscious residents will appreciate the inclusion of solar panels, rainwater tanks, and a solar hot water system, ensuring sustainability is at the heart of this home.

With practicality of rear access this characteristic property is a rare gem waiting to be called home.

Land rates: approx \$1,462

Water rates: approx \$1,000

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## More About this Property

<b>Property ID</b>	X2CGKV
<b>Property Type</b>	House
<b>Land Area</b>	734 m <sup>2</sup>
<b>Including</b>	Toilets (1) Dishwasher Outdoor Entertaining Floorboards Workshop Secure Parking Fully Fenced

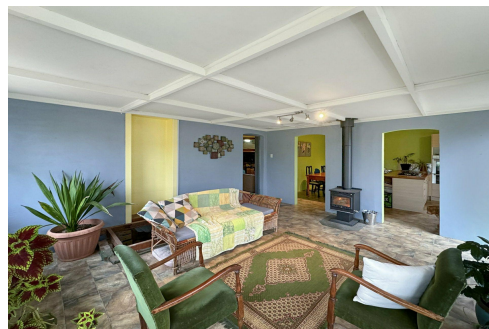
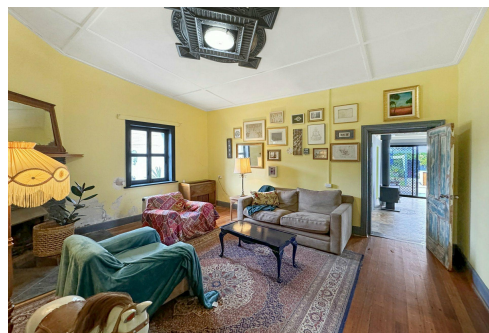
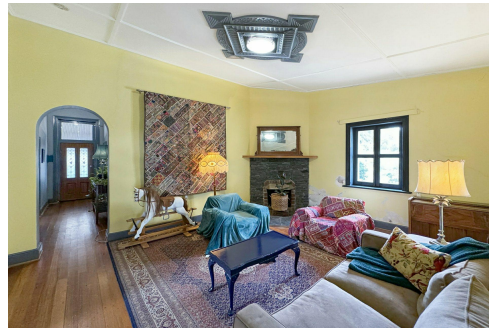
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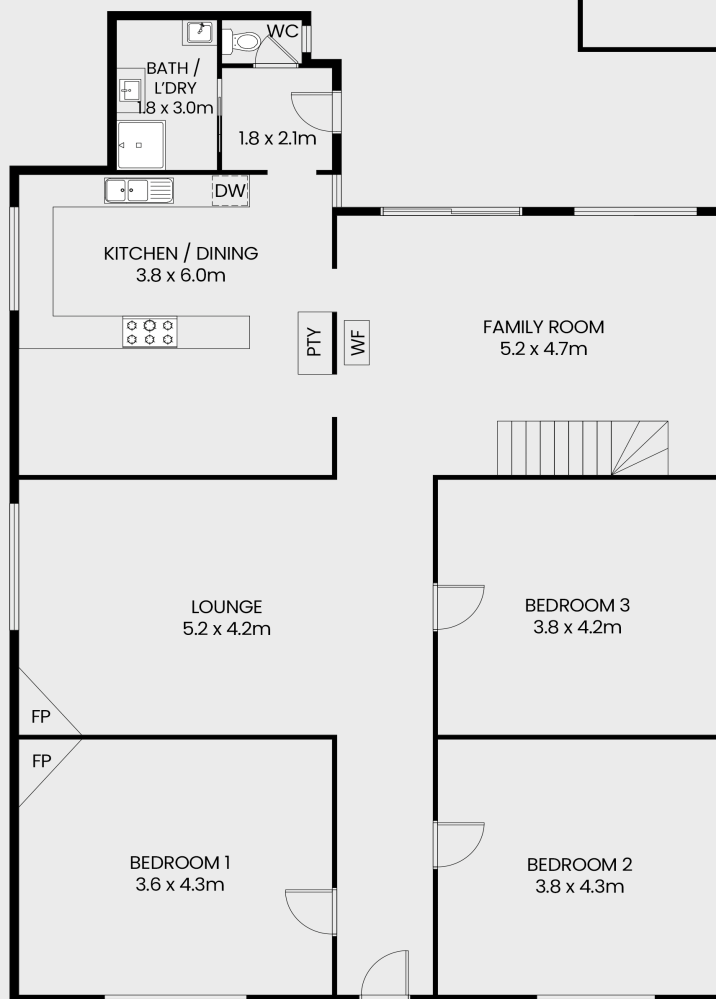
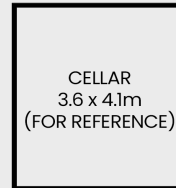
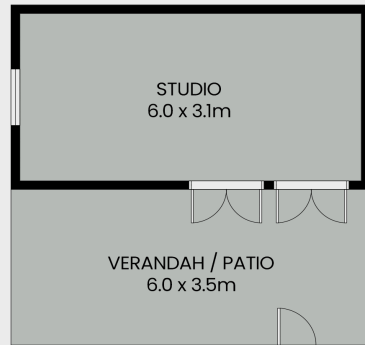
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# 95 Eyre Street, Broken Hill



FLOOR PLAN



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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