



Menindee, 43 Yartla Street

Charming Home in Menindee

Nestled within the charming community of Menindee, this home offers a delightful blend of style and comfort, making it an ideal choice for families or as a serene holiday retreat. This tastefully furnished country home is graced with beautiful high ceilings and a classic return verandah, creating an inviting ambiance that is both elegant and relaxing.

The house basks in an abundance of natural light, welcoming you through its spacious entrance hallway into a warm and cosy atmosphere. Comprising 4 bedrooms, 3 generously sized, each space provides a tranquil haven for rest and rejuvenation. The lounge room, with its ornate fireplace adorned by a timber mantle, serves as the heart of the home, perfect for family gatherings or quiet evenings.

At the side of the home the kitchen and dining area, equipped with modern amenities including a dishwasher, electric cooking, and decorative lighting, opens out onto the verandah, offering an ideal spot for a morning cup of tea. The family bathroom has been



For Sale
Please Call

View
ljhooker.com.au/X1BGKV

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LJ Hooker Broken Hill
(08) 8087 3666

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tastefully updated and features a bath, a spacious shower, toilet, and a contemporary vanity, while a convenient second internal toilet caters to busy family life.

Ensuring year-round comfort, the home is fitted with ceiling fans and reverse cycle air conditioners. The screened-in porch is an additional bonus, providing a peaceful space to enjoy the garden's tranquillity. Storage and parking are well accommodated with a secure garage and a double carport.

Set on a substantial plot of 1,413 square metres, this property offers ample outdoor space for children to play and adults to relax. Whether seeking a permanent residence or a picturesque escape, 43 Yartla

** Property is sold furnished

Land rates: approx \$1,256

Water rates: approx \$1,000

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

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More About this Property

Property ID	X1BGKV
Property Type	House
Land Area	1413 m ²
Including	Toilets (2) Dishwasher Secure Parking Fully Fenced

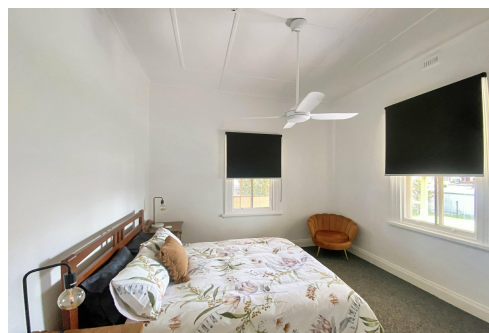
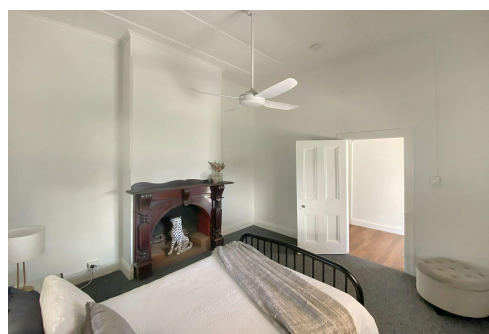
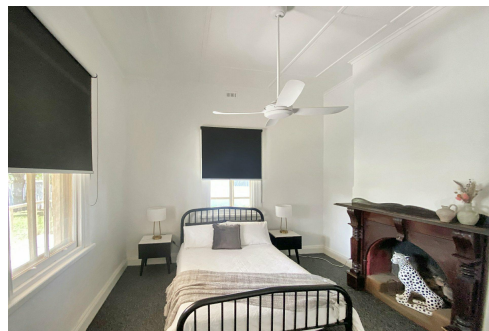
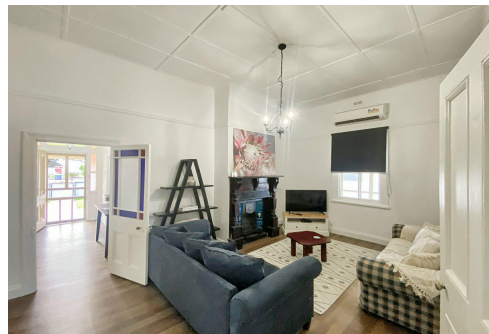
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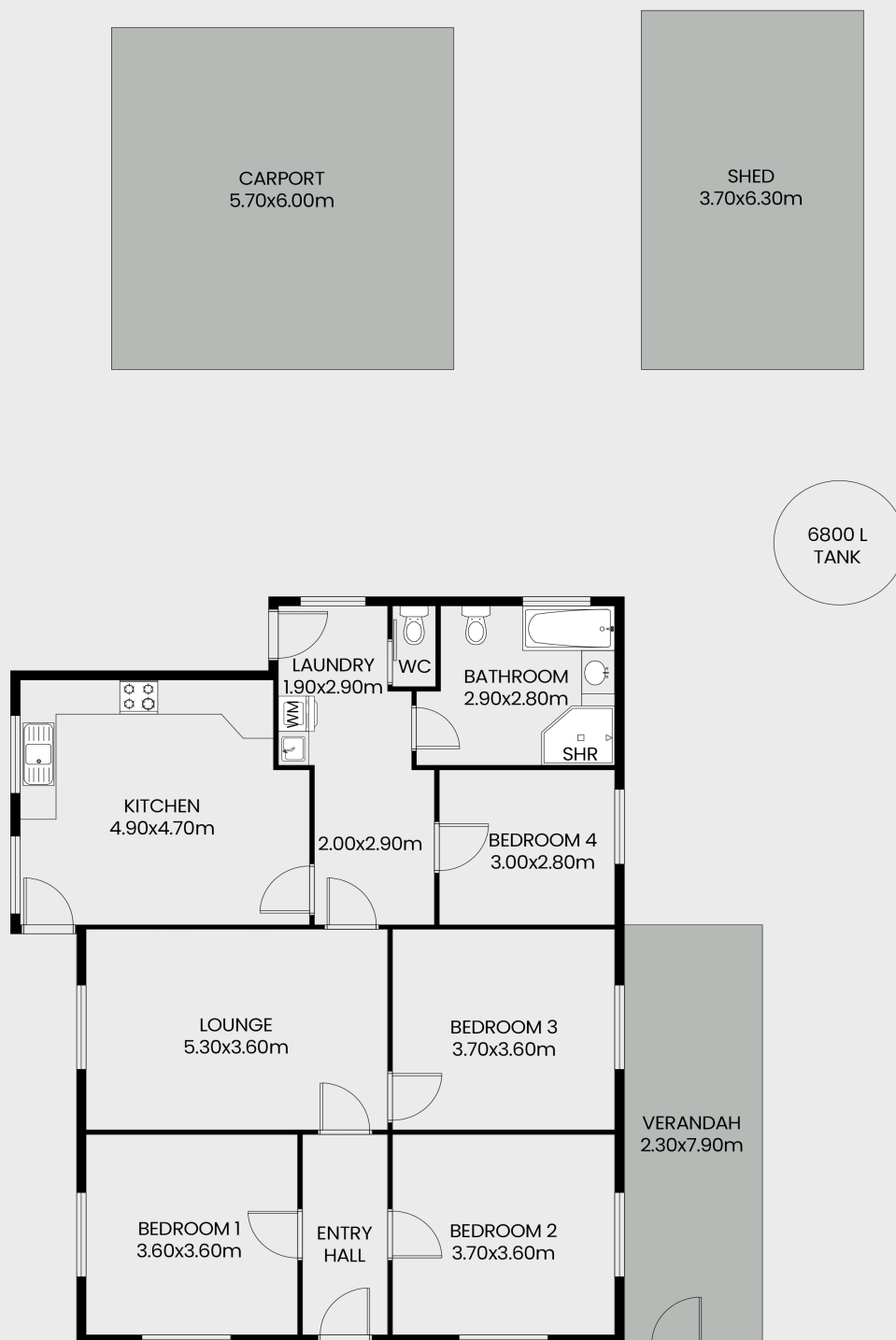


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This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. LJ Hooker gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the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



FLOOR PLAN

LJ Hooker

Broken Hill



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