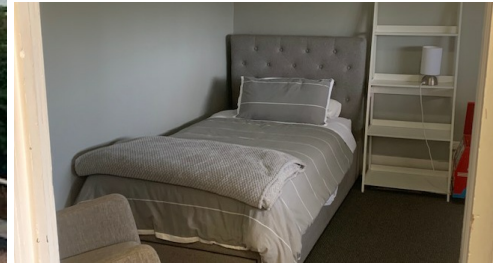


61 WILLIAMS LANE, BROKEN HILL, NSW, 2880



## FOR SALE

### CHARMING HOME DUAL ACCESS LARGE BLOCK

Act quickly—this beautiful home in Broken Hill won't be available for long! This unique property offers dual access, featuring an entrance from William Street with ample parking at the front and additional access from Williams Lane, where you'll find a single car space at the rear.

Enjoy views of Memorial Oval, perfect to invite friends and family to watch the New Year's Eve fireworks from the veranda. The property is currently leased at \$700 per week, fully furnished, and is being sold with all furnishings included.

Upon entering, you'll be greeted by a welcoming hallway that guides you to two generously sized bedrooms, both featuring high ceilings and large windows that fill the space with natural light. Each bedroom includes built-in wardrobes for convenient storage.

The modern kitchen boasts an expansive island bench, ideal to manage cooking and kids homework at the same time or for casual dining.

Adjacent to the kitchen is a spacious office area to the left, and a roomy living area to the right. The third bedroom is equally spacious, with abundant natural light and built-in wardrobe.

The functional bathroom includes a spacious walk-in shower, a vanity, and a floor-to-ceiling built-in linen press. Additional features include an indoor laundry with ample storage space and a separate WC. Comfort is assured with ducted evaporative cooling system.

Outside, the expansive 815m<sup>2</sup> (approx.) multi-level block is designed for easy maintenance, with a manageable lawn area and attractive gardens—perfect for those with busy lifestyles or ideal as a rental property investment. The property includes a shed with a workbench and a handy garden shed.

Don't miss your chance to own this beautiful family home or investment opportunity. Contact us today to arrange a viewing!

Contact Peter Smyth 0410444443

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not

3 BED | 1 BATH | 3 CAR

PRICE:  
\$340,000

OPEN FOR INSPECTION:  
N/A



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