






10 Samuel Court, Young

## Ready To Go

Very well presented 3 bedroom brick veneer home. Set on a spacious 1052m2 block in a quiet cul-da-sac on the north side of Young. Features include:

- 3 Spacious bedrooms all with built in robes.
- Family orientated 3 way bathroom with additional access via the master bedroom.
- Spacious sun-filled north facing lounge room.
- Modernized kitchen with the layout to suit dining area/ family room.
- Huge undercover outdoor entertaining area.
- Ducted evaporative air conditioning & ducted gas heating.
- Verandah over looking front yard.
- Double drive thru garage with convenient 2nd w/c.
- Great back yard with a garden shed located out the back
- Rent potential of \$500 - \$525 per week.

**Disclaimer:** The above information in full and extract form has been furnished to us by the vendor of the property. We have not verified whether or not that information is accurate and do not have any belief one way or another in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is, in fact, accurate. The property is being offered for sale as per the

3  1  2 

### FOR SALE

Please Call

### AGENTS

Dick Cummins  
0427 102 426  
richard.cummins@ljhooker.com.au

### AGENCY

LJ Hooker Young  
(02) 6382 2991

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.



Contact for Sale and interested parties should rely on their own legal advice as to the accuracy of the Contract.

Any aerial or location photos are shown for illustration purpose only and should not be relied upon for their accuracy. The boundaries are only approx. and all interested parties should make their own enquiries to determine whether or not this information is, in fact, accurate.

GRASS HAS BEEN DIGITALLY ENHANCED

· (approx)

## MORE DETAILS

Property ID	BEFH6T
Property Type	House
Including	Evaporative Cooling Toilets (2) Outdoor Entertaining Secure Parking Fully Fenced

**Dick Cummins 0427 102 426**

Director/Sales Manager | [richard.cummins@ljhooker.com.au](mailto:richard.cummins@ljhooker.com.au)

**LJ Hooker Young (02) 6382 2991**

2-4 Short Street, YOUNG NSW 2594  
[young.ljhooker.com.au](mailto:young.ljhooker.com.au) | [young@ljhooker.com.au](mailto:young@ljhooker.com.au)

