



## Young, 108 Edwards Street

Renovated Home on a Spacious 1036m2 Allotment With Drive Through Access

Tucked of the road is this Cosy 3-bedroom renovated brick veneer home in a great central location. The property has drive through access and is only a short 5-minute\* walk to both Woolworths & Big W.

- New kitchen, new carpet to bedrooms, new flooring to living areas
- Ducted Evaporative A/C for cooling and natural gas connected for heating
- Open plan living with lounge, combined kitchen/meals area
- Fresh paint and blinds throughout also all new lighting throughout
- Full concrete driveway to attached single semi-enclosed carport
- Perfect first home or ideal investment with rental potential of \$450/w

All this Positioned on an easy care 1036m2\* allotment with drive through access, Ideal for a trailer, boat or a caravan.



3	1	1
---	---	---

**For Sale**  
\$475,000

**View**  
[ljhooker.com.au/B5MH6T](http://ljhooker.com.au/B5MH6T)

**Contact**  
**Christian Rowan**  
0427 102 458  
[christian.rowan@ljhooker.com.au](mailto:christian.rowan@ljhooker.com.au)

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

**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.

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 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.

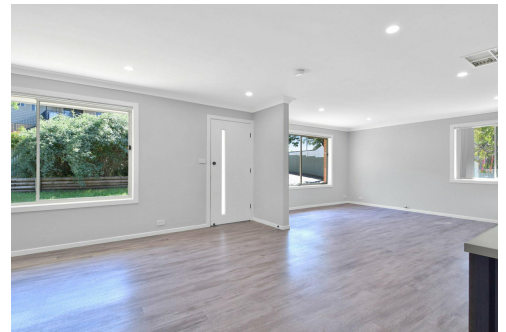
\*(approx)

## More About this Property

<b>Property ID</b>	B5MH6T
<b>Property Type</b>	House
<b>Land Area</b>	1036 m2
<b>Including</b>	Evaporative Cooling Built-in-Robes Secure Parking Fully Fenced

**Christian Rowan 0427 102 458**  
Principal | christian.rowan@ljhooker.com.au

**LJ Hooker Young (02) 6382 2991**  
2-4 Short Street, YOUNG NSW 2594  
young.ljhooker.com.au | young@ljhooker.com.au



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

**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.



FLOOR PLAN ON SITE PLAN

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.

108 Edwards Street