



108 Wombat Street, Young




## Investment, Occupy, You Make the Choice

Charming Family Home in Young &ndash; Perfect for Your Next Chapter!

Welcome to your new family haven in the heart of Young! This delightful 3-bedroom home is designed with comfort and functionality in mind, making it the ideal setting for creating lasting memories.

### Key Features:

- **Spacious Bedrooms:** Three well-appointed bedrooms provide ample space for family members or guests. Each room features built-in robes, ensuring plenty of storage for everyone's belongings.
- **Comfortable Living Spaces:** Enjoy year-round comfort with ducted evaporative cooling and gas heating, keeping your family cozy during the colder months and cool in the summer.
- **Functional Bathroom:** The single bathroom is conveniently located, making morning routines a breeze for busy families. Separate

3  1  1 

### FOR SALE

Please Call

### AGENTS

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### AGENCY

LJ Hooker Young

(02) 6382 2991

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toilet adjacent.

- **Secure Garage:** The property includes a garage, offering secure parking and additional storage options.
- **Outdoor Space:** The well-maintained yard is perfect for children to play and for family pets. Access to the backyard via the garage with roller door at the rear.
- **Rent potential of \$450 per week.**

Location is key, this home is just a short distance from local schools, parks, and amenities, making it an ideal location for families.

Don't miss this opportunity to secure a wonderful family home in Young. Schedule a viewing today and envision the possibilities for your family's future!

**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 Contract 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.

## MORE DETAILS

Property ID	B8NH6T
Property Type	House
Including	Air Conditioning Toilets (1) Built-in-Robes Secure Parking Fully Fenced

### **Dick Cummins 0427 102 426**

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### **Adam Strong 0427 102 420**

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