



116 Wombat Street, Young

Timeless Cottage Charm on Nearly an Acre in Town

Adam Strong from LJ Hooker Young is pleased to present to the market, 116 Wombat Street. Brimming with character and beautifully renovated throughout, this enchanting weatherboard cottage offers period charm, modern comfort and exciting future potential, all on an expansive 3,797m² parcel in one of Young's most desirable residential locations.

From the picturesque picket fence and traditional bullnose verandahs to the soaring 10-foot ceilings and stunning lead-light & stained-glass features, this home captures the warmth and elegance of a bygone era while providing all the conveniences of modern living.

Inside, the home features two generous bedrooms, each equipped with built-in robes, ceiling fans and air conditioning. The inviting lounge room is centered around a charming mantelpiece and wood fire, complemented by reverse-cycle air conditioning for year-round comfort. Sash windows and character details create a truly special atmosphere unmatched by modern homes.

The stylishly renovated kitchen boasts gas cooking, ample storage and a practical breakfast bench, while the adjoining dining room

2 1 4

FOR SALE

Price Guide - \$620,000 to \$650,000.

VIEW

Sat 13th Jun @ 12:00PM - 12:30PM

AGENTS

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AGENCY

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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.

LJ Hooker

opens through French doors onto the verandah, creating the perfect setting for relaxed entertaining or a morning coffee overlooking the grounds.

A modern bathroom, new galvanised roof and gutters, and quality renovations throughout ensure the home is ready to be enjoyed from day one.

Outside, the opportunities are equally impressive. The substantial 3,797m² block (almost one acre) is zoned R1 General Residential and offers outstanding subdivision potential (STCA). Adding further value, the property benefits from a current DA approval for a home extension, allowing buyers to expand and further enhance the residence if desired.

Properties offering this level of charm, land size and future opportunity within the town boundary are exceptionally rare. Whether you're seeking a beautifully restored home, an investment with development upside, or the perfect site to create something even larger, this unique property deserves your inspection.

Contact Adam Strong on 0427 102 420 for an inspection.

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. Photos may be digitally enhanced.

MORE DETAILS

Property ID	BM1H6T
Property Type	House
Land Area	3797 m ²
Including	Toilets (1)

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