



120 Commons Road, Young

Modern Family Lifestyle on 11 Acres – Pool, Shedding & Horse Facilities

Resting on the fringe of town, this modern 4-bedroom brick home is set on 11.2 acres of gently undulating land with a creekline and dam. With a minimum lot size of 5 acres, subdivision is an option, making this a value-packed lifestyle property with flexibility for the future. The home has been designed with family living in mind, offering a spacious, light-filled floor plan and a host of high-quality inclusions:

House.

Four bedrooms – 3 with built-ins, master with ensuite & walk-in robe.

Spacious open plan living, 9ft ceilings, media room & office or 5th bed.




High Caesarstone benches, new induction cooktop and walk-in pantry.

Daikin ducted air conditioning, fans in all rooms & outdoor patio area.

Double-glazed windows & under-tile heating to bathroom & kitchen.

Enphase solar system (8.8kw), individual micro inverters - battery ready.

Generously sized salt-chlorinated in-ground pool off the side patio

4  2  8 

FOR SALE

\$1,280,000

VIEW

By Appointment

AGENTS

Adam Strong

0427 102 420

adam.strong@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.

 **LJ Hooker**

area.

Shedding.

17.5m x 9m shed with 3m high door, partially insulated, concrete floor, pot-belly heater & lighting inside/outside.

Granite slab laid beside shed ready for stables, parking or an extension.

Water.

Bore plumbed to a new tank, gravity & pump fed to troughs and garden taps. 100,000L rainwater tank services the home.

Grounds.

For the horse enthusiast, this property is ready to go.

5 large paddocks + 1 smaller paddock, all with electrified fencing and troughs fed from tank & bore.

60x20m full-size dressage arena, granite base with 30mm river sand. Floodlights around the home to light paddocks.

This lifestyle property truly has it all – space, quality infrastructure, modern comfort, and facilities for the whole family, including the horse lover. Elevated with sweeping views, it balances convenience close to town with the peace of rural living.

Contact Adam Strong on 0427 102 420 for more information or to arrange 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 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.

MORE DETAILS

Property ID	BBMH6T
Property Type	House
Land Area	11.2 acre
Including	Toilets (2)

Adam Strong 0427 102 420

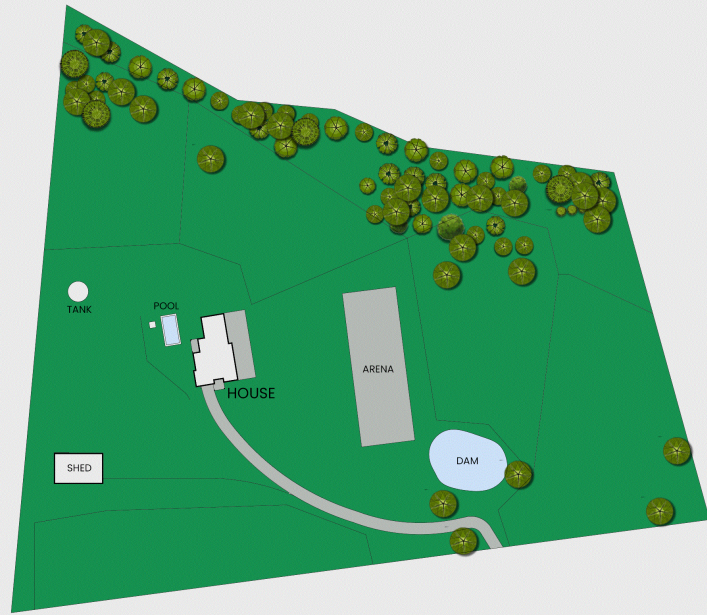
Director/Sales Manager | adam.strong@ljhooker.com.au

LJ Hooker Young (02) 6382 2991

2-4 Short Street, YOUNG NSW 2594
young.ljhooker.com.au | young@ljhooker.com.au



120 Commons Road, Young NSW



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.

