



134 William Street, Young

## Charming Weatherboard Cottage with Huge Potential & Prime Location!

Located just minutes from the heart of Young's CBD, this delightful 2-bedroom weatherboard cottage offers the perfect blend of character, convenience, and opportunity. Whether you're a first home buyer, savvy investor, or a developer looking for your next project, this property is packed with potential.

### Key Features:

Spacious 1012 sqm\* block & Relatively level and easily accessible

Comfortable living & Eat-in kitchen/dining space adjacent to a cozy lounge

Climate control year-round & Gas heating, ducted evaporative cooling, and ceiling fans

Well-kept bathroom & Plus a second toilet under the covered outdoor entertaining area

2 1 2

### FOR SALE

Please Call

### AGENTS

Dick Cummins

0427 102 426

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### 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

Recent upgrades & Fresh paint in recent years, new fence at front

Outdoor living & North-facing front verandah and a rear alfresco area perfect for relaxing or entertaining

Ample storage & parking & Large shed with concrete floor and an adjoining carport

Convenient rear lane access

Modern electric hot water system

Estimated rental return & \$320&\$340 per week

Location Perks:

Enjoy walking distance to local shops, schools, parks, and the CBD.

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.

· (approx)

## MORE DETAILS

Property ID	BC1H6T
Property Type	House
Land Area	1012 m2
Including	Toilets (2)

**Dick Cummins 0427 102 426**

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