



17 Fontenoy Street, Young

Great Value & Opposite Young Golf Course!

Positioned in a sought-after Fontenoy Street location, this renovated three-bedroom clad home combines modern comfort with affordable family living. Elevated to capture pleasant town views, and just a 'nasty slice' from the golf course's second tee, the property offers a practical home in a highly desirable position.

Originally built in 1970, the home has been tastefully updated throughout while retaining its solid construction and generous proportions. Fresh interiors and thoughtful renovations have transformed the home into a residence suited to a wide range of buyers. However there is still scope to add your own touch and make some finishing touches if desired.

The spacious lounge room enjoys an abundance of natural light and opens onto the front verandah, creating the perfect place to relax and take in the outlook. The renovated kitchen is well-appointed with modern appliances and ample storage, flowing seamlessly to the adjoining dining area with additional access to the balcony. All three bedrooms are well-sized and contain wardrobes, while the renovated bathroom offers modern convenience and style.

3 1 1

FOR SALE
\$529,000

VIEW
Sat 20th Jun @ 11:00AM - 11:30AM

AGENTS
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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.

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Underneath, the drive-through garage provides accommodation for two small vehicles along with extensive storage space, workshop potential, or room for a golf buggy, boat or recreational equipment. The laundry is conveniently located on this level with direct access to the backyard. The yard is completed by a garden shed, retaining walls plenty of grassed areas to play; all fully fenced.

Set on an approximately 752m² tiered yet predominantly level allotment, the property enjoys a peaceful rural outlook to the rear, offering a wonderful sense of space and privacy. A solar system adds to the appeal & reduces costs of living.

Investors note the rent potential of approximately \$450 per week in the current market. Additionally, the vendors are happy to lease back for a period of 6 months.

Contact Dick Cummins or Adam Strong for an inspection or for more information.

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. Photos may be digitally enhanced.

MORE DETAILS

Property ID	BM3H6T
Property Type	House
Land Area	752.5 m ²
Including	Toilets (1)

Dick Cummins 0427 102 426

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Adam Strong 0427 102 420

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

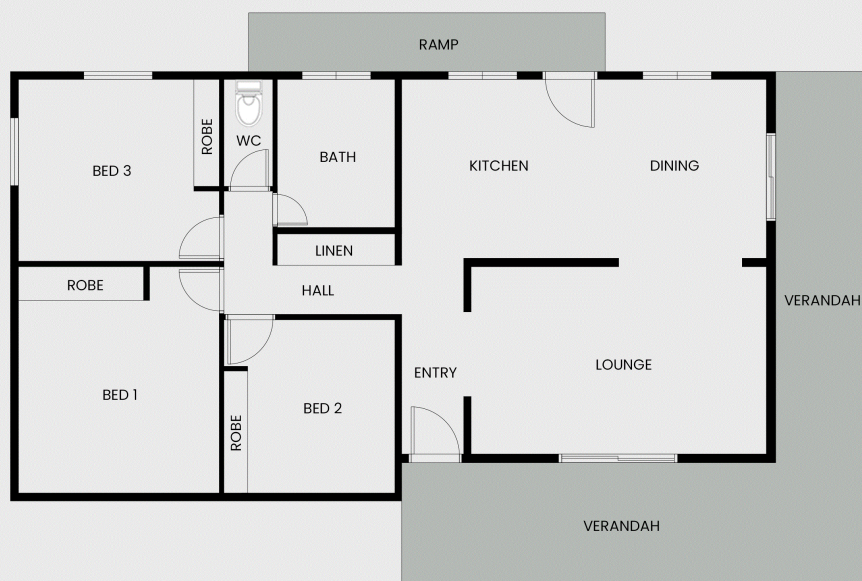
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