






17 Musgrave Street, Young

3  1  2 

## Long Term Tenant Paying \$305 per Week

3 good size bedrooms, combined kitchen meals area  
Modern wall mounted RC/AC, separate lounge area  
Attached carport plus colourbond shed  
Fully fenced rear yard ideal for children or pets  
9ft ceilings throughout, recent new roof & guttering,  
Walking distance to Catholic Primary School  
Low maintenance 651m<sup>2</sup>\* allotment with side access to the shed

**FOR SALE**

Please Call

**AGENTS**

Christian Rowan

0427 102 458

christian.rowan@ljhooker.com.au

**AGENCY**

LJ Hooker Young

(02) 6382 2991

17 Musgrave St is the perfect investment opportunity with an excellent long-term tenant (6 years) paying \$305/week, the tenant would love to stay on and would be willing to sign another lease.

- (approx)

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

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**

Contact for Sale and interested parties should rely on their own legal advice as to the accuracy of the Contract.

## MORE DETAILS

Property ID                   BDTH6T  
Property Type               House  
Land Area                    651 m2

**Christian Rowan 0427 102 458**  
Director/Sales Manager | christian.rowan@ljhooker.com.au

**LJ Hooker Young (02) 6382 2991**  
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