







17 Old Monteagle Road, Young

Perfect for All the Family

Designed for the family that seeks style, comfort and convenience in equal measure, this inviting residence is a home of undeniable appeal. Impeccably finished and displaying a flowing contemporary layout, it provides a high quality home with good natural light and privacy, and is well placed no more than a few minutes' drive to the central business district.

- Modern kitchen with granite bench tops and stainless steel appliances and cupboards to the ceiling
- Open plan living incorporating lounge, dining and family areas with access to the alfresco
- 4 bedrooms (3 with built-ins) main with ensuite and walk-in robe,
- Slow combustion wood heating and ducted evaporative cooling throughout. Ceiling fan in master bedroom
- Massive covered north facing entertaining area (alfresco) perfect for barbecue dining and access to the pool
- Town water connected, 60,000lts of fresh water storage, pressure pump and an unequipped bore plus a dam
- Attached double garage with internal and remote access
- 3 Bay colorbond shed with plenty of storage, concrete flooring and power
- Large house yard, established trees, security system, school bus to the front gate
- Several dog yards/cages (2) and bird cages (4) perfect for the

4 2 5

FOR SALE
$1,089,000

VIEW
By Appointment

AGENTS
Dick Cummins
0427 102 426
richard.cummins@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.

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animal lover.
- 12 Kw Solar System

For further information or to arrange an inspection, call Dick Cummins on 0427 102 426

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. Digital enhancement of photos may be in place.

· (approx)

MORE DETAILS

Property ID	BP1H6T
Property Type	House
Land Area	4 hectare
Including	Toilets (2)
	Pool
	Outdoor Entertaining
	Workshop
	Secure Parking
	Fully Fenced
	Water Tank











Dick Cummins 0427 102 426
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This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
All enquiries must be directed to the agent, vendor or party representing this floor plan.

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