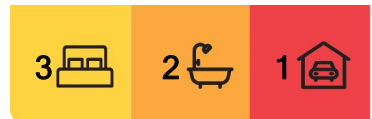


## Young, 17 Taylor Rd

### Great Investment Opportunity or Perfect First Home

An exciting opportunity for those keen to venture into home ownership or property investment with this well presented three bedroom home. Combining fresh interiors and a convenient location that is within walking distance to Primary schools and daycare facilities.

3 Bedrooms, main with ensuite and walkin robe other bedrooms with built-ins.  
Excellent heating and cooling with RC/AC, ducted Evap AC & cosy wood heating.  
Spacious combined kitchen/dining separate lounge, 9ft ceilings throughout.  
Low maintenance 625m<sup>2</sup>\* allotment with a fully fenced rear yard perfect for pets.  
Great first home or perfect low cost investment with rental potential of \$450/w.  
3 garden sheds plus wood shed, complete concrete driveway to backyard.  
6kw\* Solar system, new electric blinds to windows, attached carport.



**For Sale**  
\$425,000

**View**  
[ljhooker.com.au/B7MH6T](http://ljhooker.com.au/B7MH6T)

**Contact**  
**Christian Rowan**  
0427 102 458  
[christian.rowan@ljhooker.com.au](mailto:christian.rowan@ljhooker.com.au)



**Disclaimer:** 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 Young**  
(02) 6382 2991

# More About this Property

Property ID	B7MH6T
Property Type	House
Land Area	625 m2
Including	Ensuite Air Conditioning Evaporative Cooling Built-in-Robes Secure Parking Fully Fenced Solar Panels

**Christian Rowan 0427 102 458**  
Principal | christian.rowan@ljhooker.com.au

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



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