



2 Stoneridge, Young

## ON A TIGHTER BUDGET?

Ideal home for those with a tighter budget, located in a convenient location just minutes walk from the local shopping, three-bedroom property represents great living for the astute buyer. This residence offers market newcomers, investors or savvy buyers the opportunity to secure an affordable property.

- Open plan Kitchen/ dining area, cleverly designed to maximize light and space throughout
- Three bedrooms with bright interiors, large kitchen/ lounge room and reverse cycle air-conditioner plus gas heater
- Occupying a convenient location on a 433sqm block just minutes walk from the local shopping.
- Having unique Street appeal, blending a good location and in the right price range
- Garage, carport, shed & garden shed, it's a handyman's paradise
- Rent potential \$420-\$440 per week

This property will not last long, call TODAY!

**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

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.

3 1 2

**FOR SALE**  
\$439,000

**VIEW**  
By Appointment

**AGENTS**  
Dick Cummins  
0427 102 426  
richard.cummins@ljhooker.com.au

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

LJ Hooker

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.

· (approx)

## MORE DETAILS

Property ID	BH2H6T
Property Type	House
Land Area	433 m2
Including	Toilets (1) Courtyard

**Dick Cummins 0427 102 426**

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