



202 Pattersons Lane, Young

Ready to Enjoy

Rural Lifestyle Property Spacious Transportable Home, Shedding & Water Security.
Comfortable living, excellent shedding and plenty of space for the whole family!

Set up for a relaxed rural lifestyle, this 4 hectare (approx.) property offers a well-appointed 3-bedroom transportable clad home, established gardens, extensive shedding and car accommodation, multiple water tanks, paddock space and excellent facilities for families, pets and livestock.

The Home

3 generous bedrooms, all featuring built-in wardrobes

1 bathroom with a separate toilet

Daikin split-system air conditioning in the lounge room

Rinnai flued gas heater in the lounge room

LPG bottle gas hot water system

Front verandah

NBN wireless

Secure house yard with established gardens

Small entertaining area conveniently positioned between the house and shed

Outdoor Living & Lifestyle

3  1  6 

FOR SALE

\$769,000

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.



The property is well set up for those looking to enjoy space, privacy and a rural lifestyle, with:

Approximately 50,000 litres of fresh water storage across 6 tanks
Pressure pump on the main tank plus a secondary pump on the garden tank
Dam suitable for livestock
1 Large open paddock
Secure orchard yard with multiple established fruit trees and grapes
Established gardens and lots of mature trees
Dedicated dog yard at the front of the house yard
Additional dog yard near the orchard
Shedding & Vehicle Accommodation

There is plenty of room for vehicles, machinery, trailers and hobbies with:

- bay carport approximately 15m x 6m
- Additional freestanding single carport
Large shed measuring approximately 9m x 5m with additional 9m x 2m skillion

Whether you're looking for room to store equipment, pursue a hobby or simply have plenty of covered parking, this property offers excellent versatility.

A Property with Plenty to Offer

With comfortable accommodation, established gardens, extensive water storage, secure yards, orchard, paddock, dam and impressive vehicle and storage facilities, this property is ideally suited to families, hobby farmers, animal lovers or anyone wanting more space and a quieter rural lifestyle.

A property offering space, practicality and plenty of potential /u8211? inspection is highly recommended.

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 Contract 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.

/u8226?(approx)

MORE DETAILS

Property ID	BNTH6T
Property Type	House
Land Area	4.1 m2
Including	Toilets (1)

Dick Cummins 0427 102 426

Director/Sales Manager | richard.cummins@ljhooker.com.au

LJ Hooker Young (02) 6382 2991

2-4 Short Street, YOUNG NSW 2594

young.ljhooker.com.au | young@ljhooker.com.au



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.

202 Pattersons Lane

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

