

24 Hardy Avenue, Young

## Peace and Quiet

Positioned on the sought-after southern side of town in one of Young's quietest and best-presented streets, this well-maintained three-bedroom brick veneer home offers comfortable family living with excellent shedding and plenty of space to enjoy.

Features include:

Spacious kitchen with ample bench space, overhead cupboards and room for a family dining table.




Generous north-facing lounge room filled with natural light, positioned adjacent to the welcoming entry.

Second living area with convenient access from both the kitchen and backyard, ideal as a family or rumpus room.

Year-round comfort with ducted evaporative cooling, split system air conditioning and a cosy slow combustion wood heater.

Neat bathroom featuring a shower, bath and vanity, with a separate toilet for added convenience.

Two bedrooms with built-in wardrobes, while the third bedroom also

3  1  3 

**FOR SALE**  
\$539,000

**VIEW**  
Sat 11th Jul @ 10:00AM - 10:30AM

**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.

 **LJ Hooker**

offers the flexibility of a home office or study.

Large three-bay Colorbond shed with ample clearance for a caravan, boat or additional vehicles, plus a separate garden shed.

Solar panel system connected to the home to assist with energy efficiency.

Estimated rental return of approximately \$450 per week.

Set on a generous 781sqm (approx.) block with convenient side access to the secure backyard.

Our motivated vendors are committed to achieving a sale and are ready to meet the market. Contact us today to arrange your private inspection.

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.

· (approx)

## MORE DETAILS

Property ID	BMKH6T
Property Type	House
Including	Toilets (2)

**Dick Cummins 0427 102 426**  
Director/Sales Manager | [richard.cummins@ljhooker.com.au](mailto:richard.cummins@ljhooker.com.au)

**LJ Hooker Young (02) 6382 2991**  
2-4 Short Street, YOUNG NSW 2594  
[young.ljhooker.com.au](http://young.ljhooker.com.au) | [young@ljhooker.com.au](mailto:young@ljhooker.com.au)

