



24 McLerie Street, Young

Character, Granny Flat & Central Location

Brimming with charm and character, this weatherboard and brick two bedroom residence offers a wonderful opportunity to secure a solid home on a generous 1,226m² block just moments from the heart of Young, complete with your very own detached two bedroom granny flat!

Positioned in a highly convenient location right beside Young North Public School and only 250m* from ALDI, the home combines classic period features with impressive space both inside and out.

Showcasing 10ft tall ceilings, picture rails, timber floorboards & decorative features throughout, the home currently offers two well-sized bedrooms, with potential to create a third bedroom and ensuite if desired. The layout provides comfortable living with a spacious lounge room, a light-filled sunroom and a separate dining area, while the original kitchen remains in excellent condition and presents well. Heating and cooling are covered by split system reverse cycle air conditioning plus cosy wood heater to the formal living room.

Outside, the property continues to impress with plenty of space and versatility. A double carport provides convenient parking, while a

4 2 2

FOR SALE
\$595,000

VIEW
Sat 11th Apr @ 10:00AM - 10:30AM

AGENTS
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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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separate studio and a substantial 6m x 7m shed offer excellent storage, workspace or hobby areas. Adding further appeal is a detached two-bedroom granny flat, ideal for extended family accommodation, guests or potential additional income.

The home has been well cared for and presents in great condition, offering both immediate comfort and future potential. With its character, established gardens (featuring a sensational Japanese Maple!), space and outstanding location close to schools, shopping and the CBD, this property presents a fantastic opportunity in the Young market.

Contact Adam Strong on 0427 102 420 for an 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. *approx.

MORE DETAILS

Property ID	BGYH6T
Property Type	House
Land Area	1226 m2
Including	Toilets (3)

Adam Strong 0427 102 420

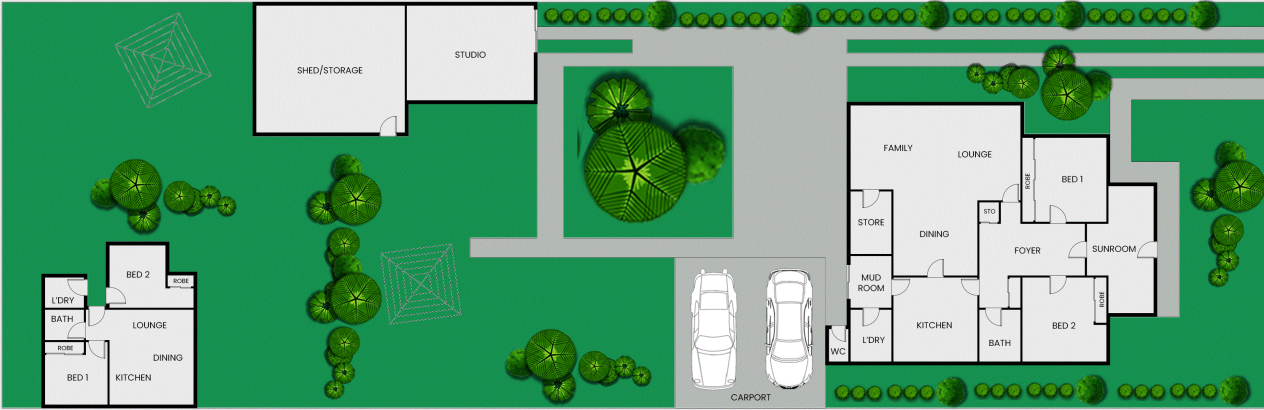
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