






248 Henry Lawson Way, Young

## One Family Over 60 Years

Looking for a little piece of local history? This property was built & has been held by the same family for over 60 years. Located on a rise just north of the town limits, with sweeping views across a splendid rural setting, the property is steeped in character and admirable features which includes:

- Relatively level & private block of approx. 1 acre
- Architect designed, north facing solid brick, family home, nestled among mature trees & sitting high on a rise
- 4 generous sized bedrooms with BIR, wardrobe recess and study nook
- Original kitchen with metal sliding cabinetry, wood stove & brekky bench
- Dining adjacent to kitchen and north facing
- Separate lounge north facing with wood heater & s/s air conditioning
- 2 bathrooms, split by separate toilet
- Original fibro Cottage, in need of repairs but potential for a granny flat
- Separate outbuilding including carport, workshop, and 2 storage sheds
- Peaceful gardens and bush setting to escape the day to day,
- Dog yard and chook run (need repair) add to the features
- Town water connected and several water tanks around the block

4  2  1 

**FOR SALE**  
\$579,000

**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.

 **LJ Hooker**

If your looking for your own space but want to be close to town, this may be the right answer. 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 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.

/u8226?(approx)

## MORE DETAILS

Property ID	BJ5H6T
Property Type	House
Including	Toilets (1)

**Dick Cummins 0427 102 426**

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## 248 Henry Lawson Way

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. LJ Hooker 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.



FLOOR PLAN

