



33 Caple Street, Young

## When Location is the Key

Located perfectly central in town in the midst of schools, daycares, shopping, parks, and healthcare. You can walk to local cafes/eateries, you name it, and this surprising gem is close to it all. An easy-care, low maintenance lifestyle awaits you at this magnificent character property in Caple Street!

Features of this wonderful property include:

- Double brick residence on a large family friendly block of 1163 sqm\*
- Versatile floor plan of 4 bedrooms with built in robes (currently 3 bed & 2 living areas)
- Master bedroom, spacious & light, with a Juliet balcony
- 2 bathrooms, both in good order and modern presentation
- Ducted reverse cycle air conditioning throughout the home
- Stylish kitchen with electric cooktop, under bench oven, dishwasher & breakfast bench
- Open plan living off the kitchen and central to the home.
- Plantation shutters a key feature of the charm & appeal as well as practicality.
- Massive under-cover outdoor entertaining area with power
- In-ground "Symphony 8" mineral salt pool with lights, solar heating an a new solar pump
- Large shed with power which includes a home office/utility room

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### FOR SALE

Please Call

### 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.



- with reverse cycle air conditioning
- Double carport attached to shed
- 30 panel solar system with battery backup connected to the house, reducing energy bills
- Rear Lane access and room for a boat, caravan, trampoline & swingset
- New colourbond roof, plumbing & electrical installed during the renovation

This property has undergone a stunning transformation with little expense spared. Combines a careful balance of double brick, cottage charm & modern-day lifestyle.

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.

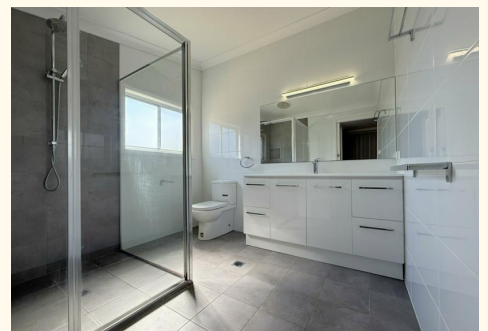
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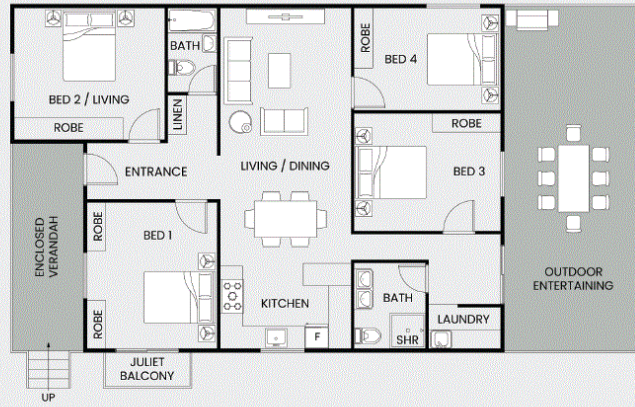
## MORE DETAILS

Property ID	BBPH6T
Property Type	House
Including	Air Conditioning Toilets (2) Pool Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Solar Panels

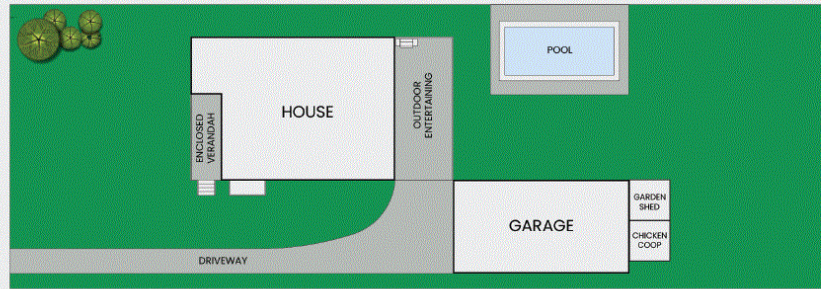
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FLOOR PLAN



SITE PLAN

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.



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