







34 Wombat Street, Young

Classic Character, Flexible Living & A Prime Location

Positioned in one of Young's most sought-after locations, this charming early 1900s weatherboard home is a wonderful blend of timeless character, modern updates and versatile living.

The main residence features three generous bedrooms and a central bathroom, complemented by a separate, fully built-in granny flat complete with its own kitchenette and bathroom. Perfect for extended family, guests, teenagers or additional rental potential, this separate accommodation adds an exceptional level of flexibility.

Inside the main home, the character is evident throughout, with beautiful Cypress timber floorboards, soaring 10-foot ceilings, picture rails, high skirting boards and an abundance of original charm. At the heart of the home is a spacious lounge room, while the classic timber kitchen provides plenty of appeal for the home chef, featuring a 900mm oven, pantry and a dedicated in-kitchen dining area.

The home has also benefited from a range of important modern improvements, including a new roof, insulation, updated electrical wiring and LED lighting throughout. Multiple split-system air conditioners provide heating and cooling, complemented by a gas

4 2 4

FOR SALE
$650,000

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.

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heater for additional winter comfort.

Outside, the property continues to impress with an 18 panel solar system (5kw inverter), fenced backyard, rear lane access leading to a double carport and approximately 6m x 5m shed with single roller door. There is also a dedicated animal enclosure and plenty of scope to enjoy the established surrounds.

With its combination of character, practical improvements, separate accommodation and highly desirable location, this is a property that offers far more than meets the eye.

A charming home with genuine versatility and plenty of future potential — an inspection is highly recommended. Contact Adam Strong on 0427 102 420 for more information or to arrange 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 Contact for Sale and interested parties should rely on their own legal advice as to the accuracy of the Contract.

MORE DETAILS

Property ID	BPKH6T
Property Type	House
Land Area	670 m2
Including	Toilets (2)







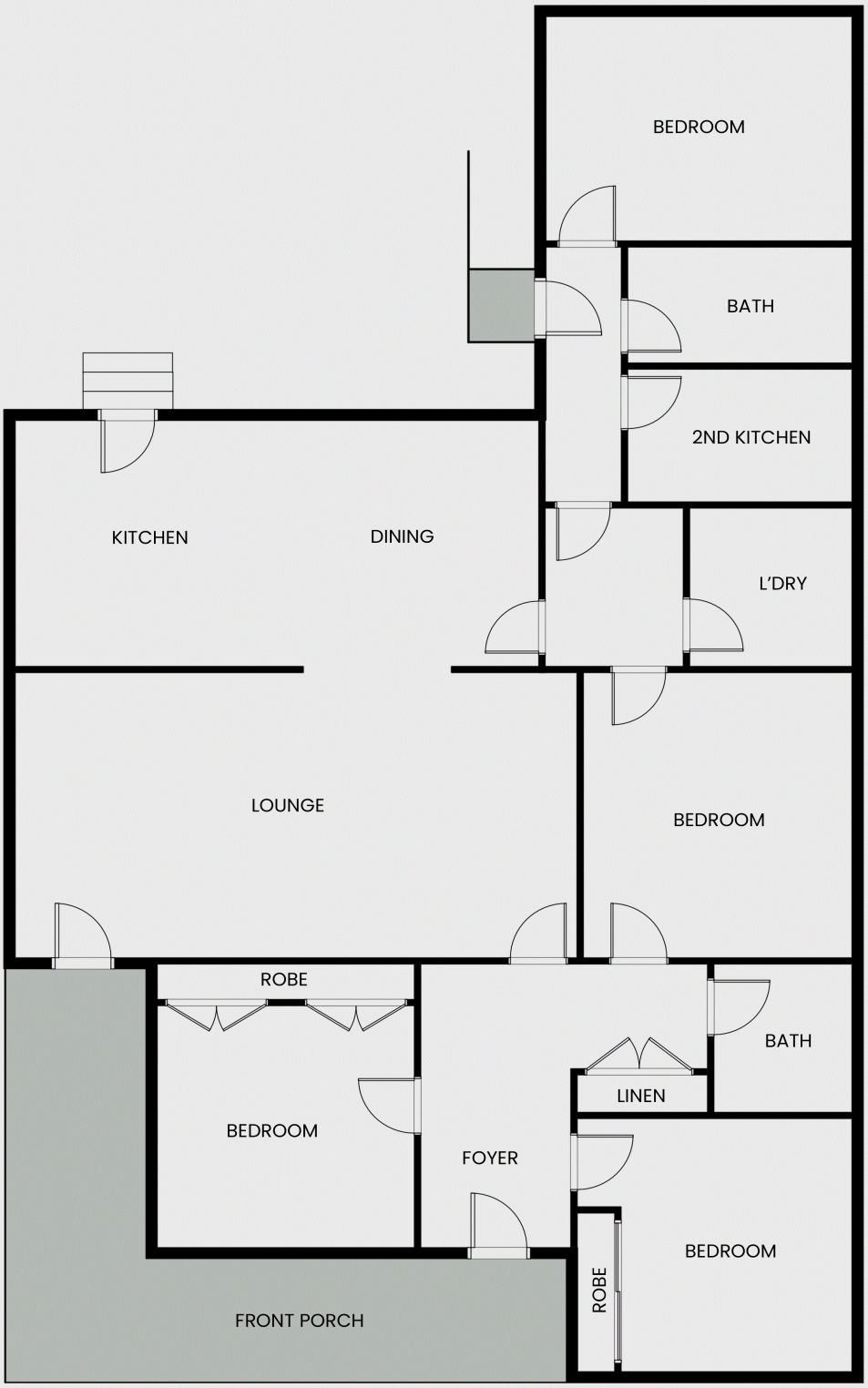




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