



4180 Olympic HWY, Young

## Lovely Family Home on 47.5 Acres.

Adam Strong from LJ Hooker Young presents 4180 Olympic HWY, Young. Set on 47.5 acres, this recently renovated and improved lifestyle property offers privacy, space, comfort and excellent rural infrastructure just five minutes from Young.

### House.

The brick veneer, steel-framed home presents beautifully with new blinds, LED lighting throughout and a tasteful, modern colour palette. Inside features multiple living zones including a family room and a light-filled open plan raked living area incorporating lounge, sitting and dining, complemented by a practical mudroom at the rear. Spotted gum engineered flooring flows throughout, while the home offers four bedrooms (three with built-ins), and a master with walk-in robe and renovated ensuite. The central three-way bathroom has also been stylishly updated, and the modernised kitchen includes a breakfast bench and new quality appliances. Comfort is assured year-round with ducted evaporative cooling, a wood heater with transfer system, and three split system air conditioners. An undercover, insulated entertaining area overlooks a well-designed beer garden, complete with an external third toilet.

4 2 7

**FOR SALE**  
\$1,290,000

### VIEW

Sat 11th Apr @ 12:00PM - 12:30PM

### AGENTS

Adam Strong  
0427 102 420  
adam.strong@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

### Land & Infrastructure.

The property is well set up for lifestyle or small-scale farming, with nine paddocks, a main shed offering car accommodation, gym or studio, workshop, machinery storage and wood shed, plus a double bay shed with stables and additional animal enclosures including an aviary & chook run. A 7x7.5m carport adjoins the home, and a 6.6kW solar system adds efficiency. Mail and school bus service are conveniently at the front gate.

### Water.

Water is a standout feature, with a bore feeding an 8,000L header tank reticulated to gardens and dam, a 110,000L freshwater tank servicing the home, three dams, and multiple troughs.

Properties like this, with this size parcel of land, are increasingly hard to find. This one will not last too long on the market, so call Adam Strong on 0427 102 420 for further 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. \*approx.

### MORE DETAILS

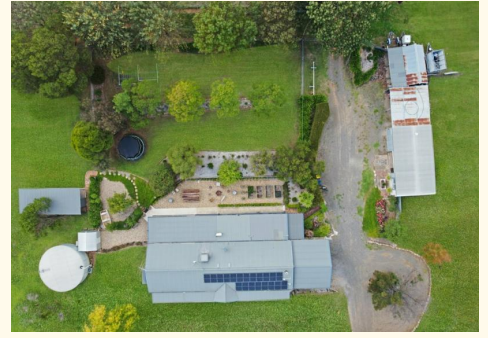
Property ID	BH0H6T
Property Type	House
Land Area	47.5 acre
Including	Toilets (3)

### Adam Strong 0427 102 420

Director/Sales Manager | adam.strong@ljhooker.com.au

### LJ Hooker Young (02) 6382 2991

2-4 Short Street, YOUNG NSW 2594  
young.ljhooker.com.au | young@ljhooker.com.au



# 4180 Olympic HWY Young NSW 2594

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.

