

43 McLerie Street, Young

One of Young's Finest Character Homes

Positioned on the edge of Young's CBD and within easy walking distance of schools, shops, caf&ecute;s and essential services, this magnificent character residence is a rare offering that combines timeless elegance, generous proportions and outstanding future potential.

Built circa 1936, this beautifully maintained double brick rendered home was once the residence and surgical practice of a highly respected local doctor and his family. Rich in history and overflowing with period charm, the home showcases the craftsmanship of a bygone era while incorporating tasteful modern updates to ensure comfortable family living.

Set on an impressive parcel, with frontage to both the street and a side laneway, the property offers exceptional flexibility for families, investors or those seeking future development opportunities (STCA).

Expansive 1,839sqm (approx.) residentially zoned allotment over two titles.

Excellent dual access potential with both street frontage and side lane access.

4 2 2

FOR SALE
\$769,000

VIEW

Sat 1st Aug @ 12:00PM - 12:30PM

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

Beautiful character home of rendered double brick construction, built circa 1936.

Art Deco geometric & zig zag plasterwork on the high ceilings is a striking feature and the ceiling lights are original

Spacious and versatile floorplan featuring four generous bedrooms, plus a dedicated office/sunroom and an additional sitting room.

Grand formal lounge room with classic period features, complemented by a separate formal dining room.

Near-new kitchen offering modern functionality while blending seamlessly with the home's character.

Stylishly renovated second bathroom featuring quality fixtures, shower and toilet.

Year-round comfort with ducted reverse-cycle air conditioning, ducted underfloor gas heating and the warmth of wood heating.

Fully approved covered outdoor entertaining deck overlooking the expansive backyard and capturing pleasant views towards the CBD.

Separate rendered double brick garage complete with laundry and additional toilet.

Second fenced yard featuring a large Colourbond shed with convenient side lane access.

Currently vacant with an estimated rental return of approximately \$650 per week.

Properties of this calibre are becoming increasingly difficult to find. Combining historic charm, substantial landholding, a prime in-town location and enormous potential, this is an exceptional opportunity to secure one of Young's truly distinctive homes.

Arrange your private inspection today and experience the character, space and possibilities this remarkable property has to offer.

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. Digital enhancement of photos may be in place.

· (approx)

MORE DETAILS

Property ID	BMNH6T
Property Type	House
Land Area	1839 m2
Including	Toilets (3)

Dick Cummins 0427 102 426

Director/Sales Manager | richard.cummins@ljhooker.com.au

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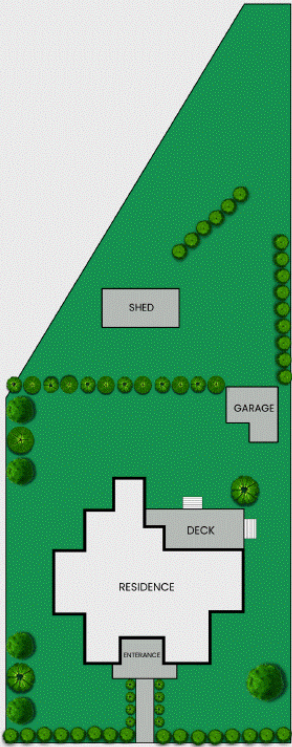
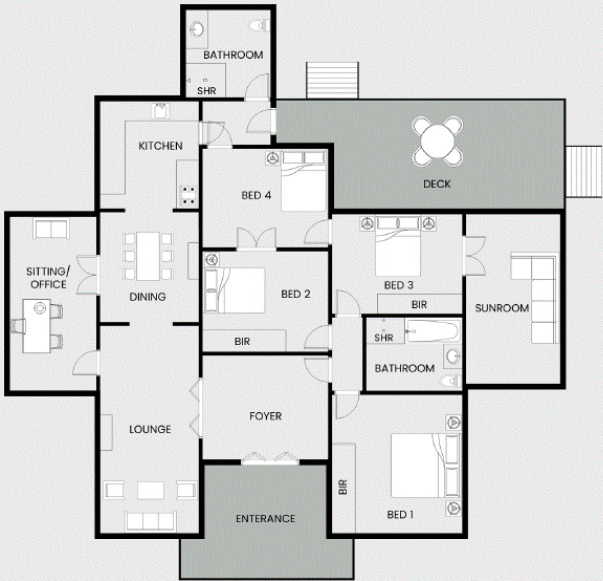
2-4 Short Street, YOUNG NSW 2594

young.ljhooker.com.au | young@ljhooker.com.au



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