



44 Orchard Street, Young

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Investors, First Home Buyers,

Located just a short distance north from the C.B.D. of Young, this brick veneer home is just waiting for the right owner to come along. Within walking distance to shopping, parks, school, ALDI & BP, the world is at your fingertips.

Features of the property include:

- 3 bedroom brick veneer home on a relatively level 575* sqm block
- Full size electric appliance, eat in kitchen adjacent to the lounge room
- Spacious living with gas heating, as well as ducted evaporative cooling
- Bathroom re-painted and very functional
- Front patio capturing the northern sun, relatively new colourbond roof
- Lock up tandem garage (with Power) provides car accommodation and storage area as well
- Rent potential of \$400 per week, currently tenanted on a continuing lease at \$375 per week
- House comes with white wardrobes to each bedroom
- Rear patio offers privacy and overlooks the secure back yard

This property will tick the box for most buyers including first home buyers, investors and those down sizing.

For further details contact the office TODAY!

FOR SALE

Please Call

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**

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.

· (approx)

MORE DETAILS

Property ID	BFXH6T
Property Type	House
Including	Toilets (1)

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