



470 Chillingworks Rd, Young

Views, Privacy & Perfection

Sitting high on the block with elevated views on approx. 11.9 acres of pristine maintained land, this dynamic family home is sure to please even the most discerning of buyers. The expansive rural views are an absolutely joy to behold.

- The block is separated into several paddocks for stock, includes a dam and has rocky outcrops fenced out leaving them pristine and ready to picnic, paint or sit and gaze at the view. The house yard is expansive, leading up from the tar sealed driveway and opening up to encompass the house, enclosed swim spa yard, granny flat and shedding. Beautiful gardens, lawns and surrounds abound.
- The home is a fantastic size with generous living areas which include the massive lounge room, family retreat, verandahs on all sides to capture the sun throughout the day or stay out of the wind, to the spacious covered entertaining area. With pull down blinds around the verandahs blocking the harsh summer sun, there is nothing you need to do here.
- A modern and renovated stylish kitchen has a mix of gas & electric cooking (new wall oven), breakfast bench, corner pantry & dishwasher. The dining, directly opposite to the kitchen is central to both lounge & family, linking the home's living and providing that all important space for family connection over a home cooked

5 3 5

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.



meal.

- Featuring a large wood heater in the super spacious living room, 3 split system air conditioning units, ducted evaporative cooling, as well as ceiling fans to the bedrooms and living areas, the climate control is well and truly catered for.
- Master bedroom has a walk-through wardrobe and ensuite; as well as a glass sliding door opening onto the verandah, perfect for capturing that lovely summer breeze whilst you sleep. There are built-in wardrobes in all 3, other generous sized bedrooms.
- The main bathroom is a 3-way configuration with additional access to the toilet from the very large laundry which has loads of storage and bench space.
- Next to the house is a double garage and carport which is 14m x 7m, has 2 roller doors both with remote access, concrete floor and power. Other shedding consists of garden shed with electricity, housing house pressure pump as well as storage, 3 additional garden sheds, 20 foot container. plus a carport & caravan storage off the granny flat shed.
- The granny flat is an addition that needs to be seen, open plan in design it has a new kitchen, carpet & vinyl planks, renovated bathroom, sizable living space with 3.5kw split system air-conditioning and well as the ever reliable "turbo ten" wood heater. The bedroom is separate and has a glass sliding door that opens out onto the covered outdoor area which overlooks the fully enclosed yard provided with the granny flat. Privacy is assured with shedding in between the house and the flat.
- The house comes with 2 gas infinity hot water systems (LPG) and an outdoor electric unit on the flat. There is a gas bayonet in the outdoor living, connected to the main gas tank meaning no gas re-fill bottles for the bbq. Fresh water is provided by the 4 tanks totaling approx. 100,000 litres of storage. There is also a whole house water filtration system attached. With energy costs at a high, this property is well covered. A 10.5 kw solar system with smart inverter capable of battery back-up capability has power bills greatly reduced.

This home needs to be seen to appreciate. Inspections are by appointment only. Do yourself a favour and call TODAY!

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.

· (approx)

MORE DETAILS

Property ID	BHPH6T
Property Type	House
Land Area	4.81 hectare
Including	Toilets (3)

Dick Cummins 0427 102 426

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

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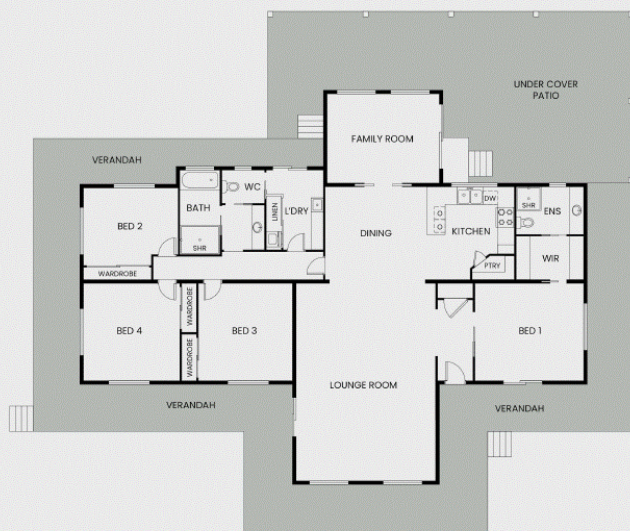
2-4 Short Street, YOUNG NSW 2594

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

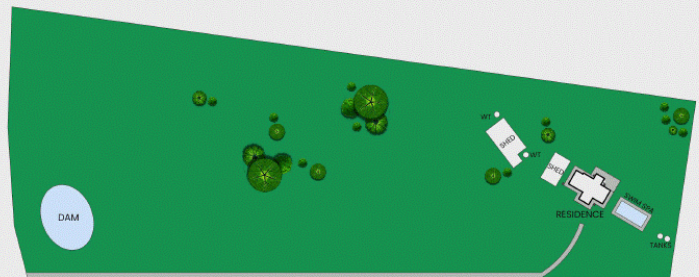


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470 Chillingworks Road



FLOORPLAN



SITEPLAN



This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.

