



50-52 Petticoat Lane, Young

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## A Rare 2.75ac Lifestyle Holding Within Town Limits

Set across two titles totalling approximately 2.75 acres, this beautifully presented property delivers an exceptional blend of space, comfort and convenience in one of Young's most tightly held locations. Perfect for families or anyone seeking room to breathe without sacrificing town amenities.

Renovated four bedroom (all with built-ins) home with generous living areas.

Lounge room, dining & family room off the kitchen, plus a dedicated office.

Spacious main bedroom with close access to the bathroom & shower room.

Contemporary kitchen with stone benchtops, breakfast bar and plenty of space.

Gas heating, split system air-conditioning and ducted evaporative cooling.

Town water connection plus 25,000L rainwater tank with pump for the gardens.

Beautifully landscaped grounds with mature shade trees enhancing privacy and appeal.

7x7m double garage with auto door, carport, plus a 9x9m concrete-

**FOR SALE**

Please Call

**AGENTS**

Adam Strong

0427 102 420

[adam.strong@ljhooker.com.au](mailto: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**

block shed with studio.

Fenced block offering a house yard plus two paddocks, each with water troughs.

Enjoy the extra space, peace and quiet and being under 2km from Young's CBD.

Loved and carefully maintained by the current owners for the past 7 years, this unique lifestyle property offers the perfect balance of privacy, practicality and rural ambience; in town!

Opportunities like this are rare. Contact Adam Strong on 0427 102 420 to book an inspection or for more information.

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 approximate and all interested parties should make their own enquiries to determine whether or not this information is, in fact, accurate.

## MORE DETAILS

Property ID	BDPH6T
Property Type	House
Land Area	2.75 acre
Including	Toilets (2)

**Adam Strong 0427 102 420**

Director/Sales Manager | [adam.strong@ljhooker.com.au](mailto:adam.strong@ljhooker.com.au)

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2-4 Short Street, YOUNG NSW 2594  
[young.ljhooker.com.au](http://young.ljhooker.com.au) | [young@ljhooker.com.au](mailto:young@ljhooker.com.au)



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