



56 Spring Creek Road, Young

Industrial & Lifestyle

Located on approx. 7 level acres of level ground and an easy 5-minute drive to the centre of town, this unique property is sure to surprise and is packed with features

- 4 Separate Titles ranging in size from 4425sqm to 9987 sqm
- Zoned RE4 – General Industrial 93 titles) & RU4 – Primary Production Small Lots (1 title)
- Existing Rights use permitted as a dwelling (STCA)
- Tar sealed road across the front, side road access as well
- Large Colourbond 'Shouse" approx. 18m x 8m with 18m x 2.4m verandah and 8m x 5.5m carport
- 3 bedrooms, open plan living, separate bathroom and laundry
- 3 x split system reverse cycle air conditioning and Slow combustion wood fire plus ceiling fans
- 8m x 2m storage room between carport and shouse
- Set up for the horse enthusiast with round yards, 4 paddock, shelters and water

Vendor motivated to sell, this is well worth an inspection if you are looking to start a new business, build a large shed or want a lifestyle block close to town. Call Dick Cummins on 0427 102 426 for further information.

Disclaimer: The above information in full and extract form has been

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.

3 1 2

FOR SALE
\$669,000

VIEW
By Appointment

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AGENCY
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LJ Hooker

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	BHZH6T
Property Type	House
Land Area	2.85 hectare
Including	Air Conditioning Toilets (1) Built-in-Robes Fully Fenced

Dick Cummins 0427 102 426

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