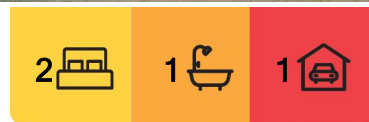




## Young, 6/9 Miro Street

Great Property, Great Location



Located on the south side of town, just a short stroll into the main shopping centre, this beautifully presented & well maintained 2-bedroom stand-alone villa will definitely excite buyers.

In preferred 'Deposited Plan' setting on approx. 413 sqm's, set back at the rear of the complex.

Comfortable, open plan living with split system reverse cycle A/C and natural gas heating. Electric appliance kitchen with breakfast bench and loads of cupboard space.

Features built-ins to both bedrooms, full bathroom, separate toilet & laundry and easy-care grounds.

Highly respected, south location with private, shared driveway and single garaging. Easy internal access via the laundry, directly into the kitchen

Tenant keen to extend their stay, treating the property as their own.

Investors note, there's no strata fees on this property. The tenant is currently paying \$350 per week with the lease expiring 18th August 2025.

**For Sale**  
\$445,000

**View**  
By Appointment

**Contact**  
**Dick Cummins**  
0427 102 426  
richard.cummins@ljhooker.com.au

**Adam Strong**  
0427 102 420  
adam.strong@ljhooker.com.au



**LJ Hooker Young**  
**(02) 6382 2991**

**Disclaimer:** 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.

For further information or to arrange an inspection, call Dick Cummins 0427 102 426

\*Agent Declares Interest\*

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.

## More About this Property

|                      |  |
|----------------------|--|
| <b>Property ID</b>   | B8FH6T   |
| <b>Property Type</b> | House  |
| <b>Including</b>     | Air Conditioning<br>Evaporative Cooling<br>Toilets (1)<br>Built-in-Robes |

### Dick Cummins 0427 102 426

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

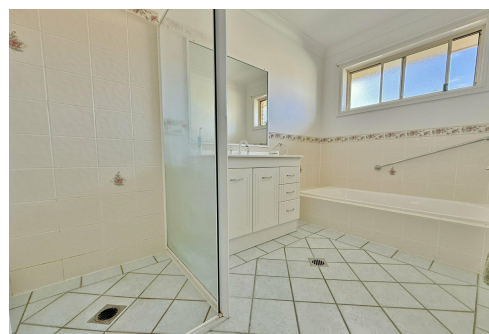
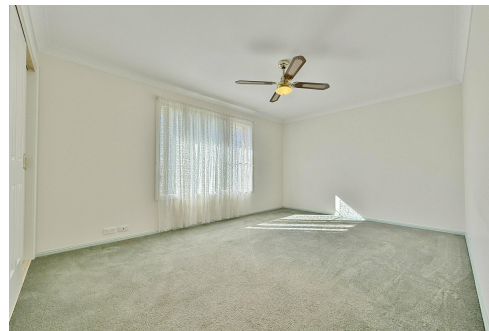
### Adam Strong 0427 102 420

Director/Sales Manager | adam.strong@ljhooker.com.au

### LJ Hooker Young (02) 6382 2991

2-4 Short Street, YOUNG NSW 2594

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



**LJ Hooker Young**  
**(02) 6382 2991**

**Disclaimer:** 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.