



78 Victoria Gully Road, Young

Potential Plus

This value-packed home offers the best of both worlds; room to move on over half an acre, and only a moment from the town centre! With a huge amount of potential to further improve, your dream country home is calling! 3 bedroom home with a spacious feel situated on 2,352sqm's. Timber flooring and tall ceilings create a subtle openness. Spacious kitchen with dining, new oven/cooktop and ample storage. Rear dining/sunroom, generously sized lounge & lots of natural lighting. Ducted evaporative cooling, gas heating (LPG) to the lounge room. Nice outlook, chook run, good fencing and fresh water storage. A tranquil home with privacy, space & so much potential to improve. Annual rates are approximately \$800/annum. Contact Dick Cummins on 0427 102 426 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.

3 1 0

FOR SALE
\$459,000

VIEW
By Appointment

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

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. Digital enhancement of photos may be in place.

· (approx)

MORE DETAILS

Property ID	BQZH6T
Property Type	House
Land Area	2352 m2
Including	Toilets (1)

Dick Cummins 0427 102 426

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

LJ Hooker Young (02) 6382 2991

2-4 Short Street, YOUNG NSW 2594

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



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This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. LJ Hooker gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

