



Young

## Contemporary Living on a Flat Block

Positioned on a completely level 750m<sup>2</sup> allotment, this near-new home presents an exceptional opportunity for retirees, families or investors seeking a low-maintenance yet spacious 3 bedder with comfort, functionality, and lifestyle appeal. Built in 2018, the property combines modern finishes with a versatile plan, making it a true standout in Young's thriving market.

Three good-sized bedrooms, all with built in robes & ceiling fans. Versatile & extremely spacious open-plan living and dining area. Large kitchen with breakfast bar, pantry, S/S 900mm oven & range. 2x split system air conditioners, ducted evap cooling & wood heater. Generous laundry with ample storage plus an handy second toilet. Alfresco area with fan; overlooking the enclosed & established backyard. 6x6m shed with 6x5m carport off the front & 6x3m lean-to off the rear. Investors note: rent expectation of approximately \$580 - \$600 per week.

Conveniently located opposite local sporting ovals and within easy walking distance to the main street. A quality home offering modern convenience, flexible living, and outstanding value in a handy location.

3 1 6

**FOR SALE**  
\$675,000

**VIEW**  
By Appointment

**AGENTS**  
Adam Strong  
0427 102 420  
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

Contact Adam Strong on 0427 102 420 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 approx. and all interested parties should make their own enquiries to determine whether or not this information is, in fact, accurate. Photos are enhanced.

## MORE DETAILS

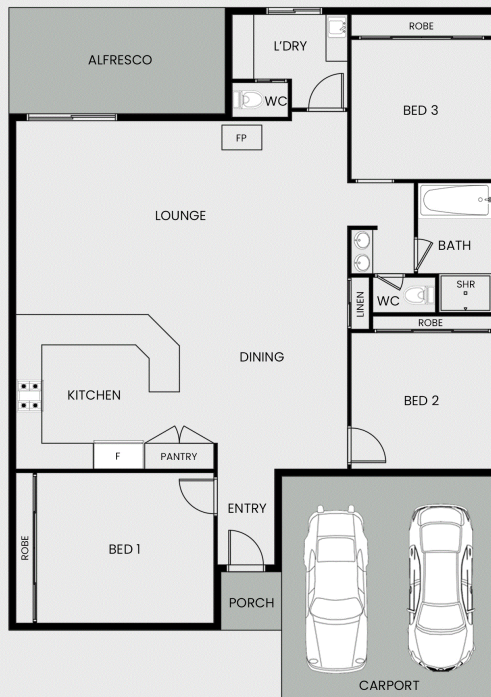
Property ID	BK0H6T
Property Type	House
Land Area	750 m2
Including	Toilets (2)

**Adam Strong 0427 102 420**  
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## 8 Briggs Street, Young NSW



This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. All enquiries must be directed to the agent, vendor or party representing this floor plan.

