



9 Crowther Street, Young

## Great Investment or Starter

L J Hooker Young wishes to bring to your attention a recent property listing which has already sparked some serious attention.

A 4 bedroom clad home situated on a slightly undulating, fully fenced block of 549 sqm (approx.)




This home comprises 4 bedrooms, ( 1 with BIR), lounge as well as kitchen & meals areas. The bathroom is small yet functional.

There is ducted evaporative cooling throughout the home and the house also comes with gas heating. There are also ceiling fans throughout the home.

There is a shed/carport located at the rear as well as a storage shed in the backyard. The outdoor entertaining area is enclosed on 3 sides offering privacy whilst outdoors

Offered with vacant possession, the property has a rent potential of approx. \$400 per week. Based on recent sales in the area and the vendor's price expectation, all stands to make this property an excellent investment return.

The home sits opposite a park, providing families plenty of additional

4  1  2 

**FOR SALE**  
\$469,000

**VIEW**  
Sat 27th Jun @ 10:00AM - 10:30AM

**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**

space for kids to roam & play

Come along and inspect what could be your next family home or investment dream.

For further details or to make an inspection, appointment, call Dick Cummins on 0427 102 426.

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.

/u8226?(approx)

## MORE DETAILS

Property ID	BM9H6T
Property Type	House
Land Area	594 m2
Including	Toilets (1)

**Dick Cummins 0427 102 426**

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

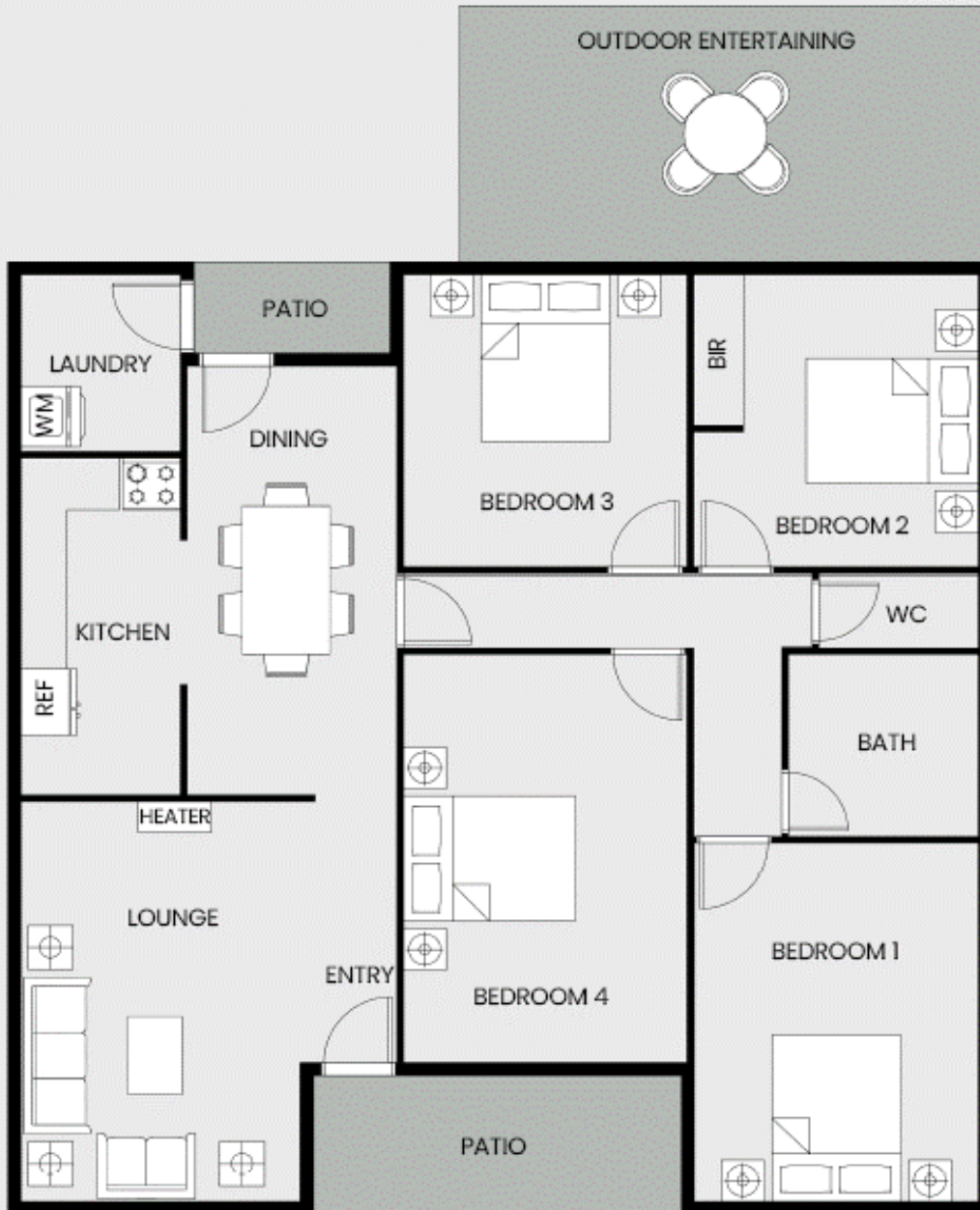
**LJ Hooker Young (02) 6382 2991**

2-4 Short Street, YOUNG NSW 2594  
young.ljhooker.com.au | young@ljhooker.com.au



# 9 Crowther Street

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.



FLOOR PLAN



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