



98 Edwards Street, Young

All the work is Done

The team at LJ Hooker Young are pleased to offer such a delightful property, 98 Edwards Street, Young to the market for sale. A fantastic opportunity for first home buyers to secure a move-in ready home or for investors looking to cash in on a strong investment opportunity.

Features of this wonderful home include:

- Faux brick residence on a flat block of approx. 544 sqm
- Ducted evaporative cooling, 3 x s/s air conditioning & ceiling fans
- Modern kitchen with breakfast bench new appliances & pantry
- Lounge area is light filled and north facing onto verandah
- Main bathroom and additional shower in the renovated laundry
- 2 generous sized bedrooms, main with loads of built in robe space
- 3rd bedroom or office with built in robe
- Superb outdoor entertaining area overlooking the yard.
- Double carport & shed with power & concreted
- Established gardens and lawns all easy care and low maintenance
- Solar panels providing huge power savings
- Current rent potential \$450 per week
- Easy walking distance to Woolworths, Big W and the CBD

This one is sure to be popular, call the team today to book your inspection

3 2 3

FOR SALE
\$489,000

VIEW
By Appointment

AGENTS
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AGENCY
LJ Hooker Young
(02) 6382 2991

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	BHGH6T
Property Type	House
Including	Toilets (1)

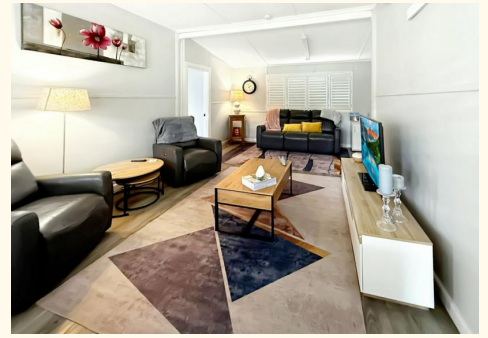
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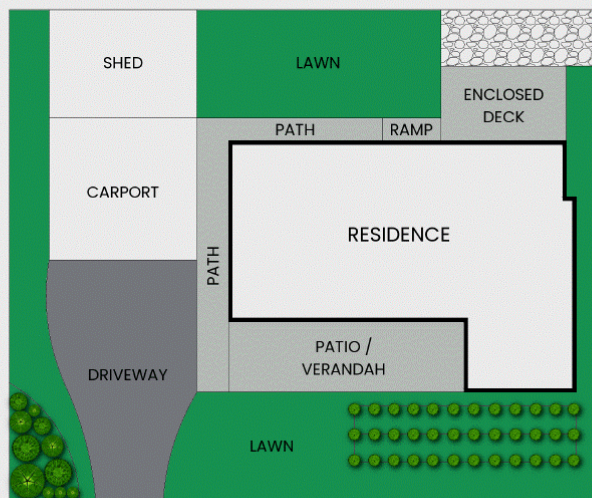
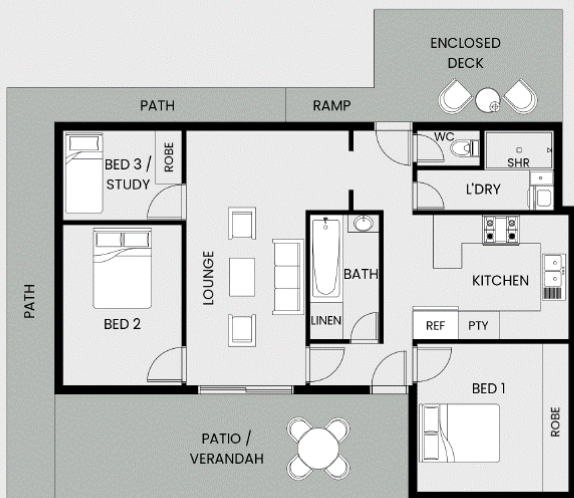
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98 Edwards Street



This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. The Agent 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.



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