



285 Henry Lawson Way, Young

## 30acs\* with 3 Phase Power, Town water, 2 Massive Sheds & Only a 5 Minute\* Drive to the CBD

Positioned in the highly regarded "Hilltops Region" 2hrs Canberra\*, Orange, Bathurst\*, Wagga Wagga\* and 4hrs\* to Sydney via the Hume Highway the former "Chalker's Crossing" winery is offered for sale for the first time in 14 years. The property sits on approximately 30acs that has subdivision potential (STCC).

Features Include:

Main Shed:

- x 30m\* with 16m\* x 8m\* covered loading bay.
- 6 cool rooms, amenities plus upstairs and downstairs offices  
Drive through access, 3 Phase Power, great Northly access  
Town Water plus 250,000lts of freshwater storage.

Second Shed:

- x 23m\* shed with 24m\* x 6m\* concrete loading area
- Divided into several bays, coolrooms plus 3 Phase power  
Spray foam Insulated plus several large, refrigerated Air conditioners



LAND 12.16 ha

**FOR SALE**

\$1,500,000

**AGENTS**

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**AGENCY**

LJ Hooker Young

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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.



285 Henry Lawson Way is a rare opportunity that's not to be missed, the property is located with convenience at your fingertips just a 5-minute drive to the CBD,

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.

- (approx.)

## MORE DETAILS

Property ID	BGHH6T
Property Type	Lifestyle
Land Area	12.16 ha
Including	Air Conditioning Toilets (1) Secure Parking Fully Fenced

**Christian Rowan 0427 102 458**

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