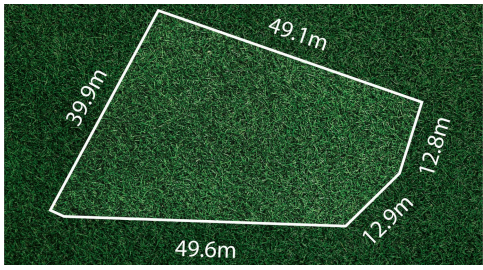
11 TEMPLEMORE STREET, YOUNG, NSW, 2594

LNK @realty







FOR SALE

PRIME PARCEL OF LAND IN CHERRY CAPITAL YOUNG

Oliver Koltovski and LNK Realty are pleased to offer an exceptional opportunity to secure a prime corner parcel of land at 11 Templemore Street in the heart of Young, NSW's thriving business district.

This substantial 1,575 square meter holding is strategically positioned to allow astute developers and investors to capitalize on Young's robust economic growth and strategic location along the Olympic Highway.

Young: A Thriving Regional Hub- Known as the Cherry Capital of Australia, offers a dynamic business environment supported by a growing population of over 10,000 residents and a strong agricultural economy. As the largest town in the Hilltops Region, Young attracts visitors and customers from across the area, particularly during the annual National Cherry Festival.

Exceptional Development Versatility (S.T.C.A)
This prime parcel offers flexibility for various development opportunities, including:
- Office buildings capitalizing on Young's regional commercial role.
- Mixed-use development combining commercial and residential elements.
- Industrial or warehouse facilities taking advantage of excellent highway access.

Key Advantages of the Site:
- Generous Size: 1,575 sqm footprint suitable for substantial projects.
- Cost-Effective Construction: Flat topography typical of the area.
- Excellent Visibility: Established corner street frontage on Templemore Street.
- Unparalleled Convenience: Young boasts comprehensive infrastructure, excellent educational facilities (six schools), and exceptional transport links via the Olympic Highway, situated just two hours from Canberra.

Don't let this outstanding opportunity slip away.
For more information, please contact Oliver Koltovski on 0411 417 474.

0 BED | 0 BATH | 0 CAR

PRICE:
Price Guide $270,000

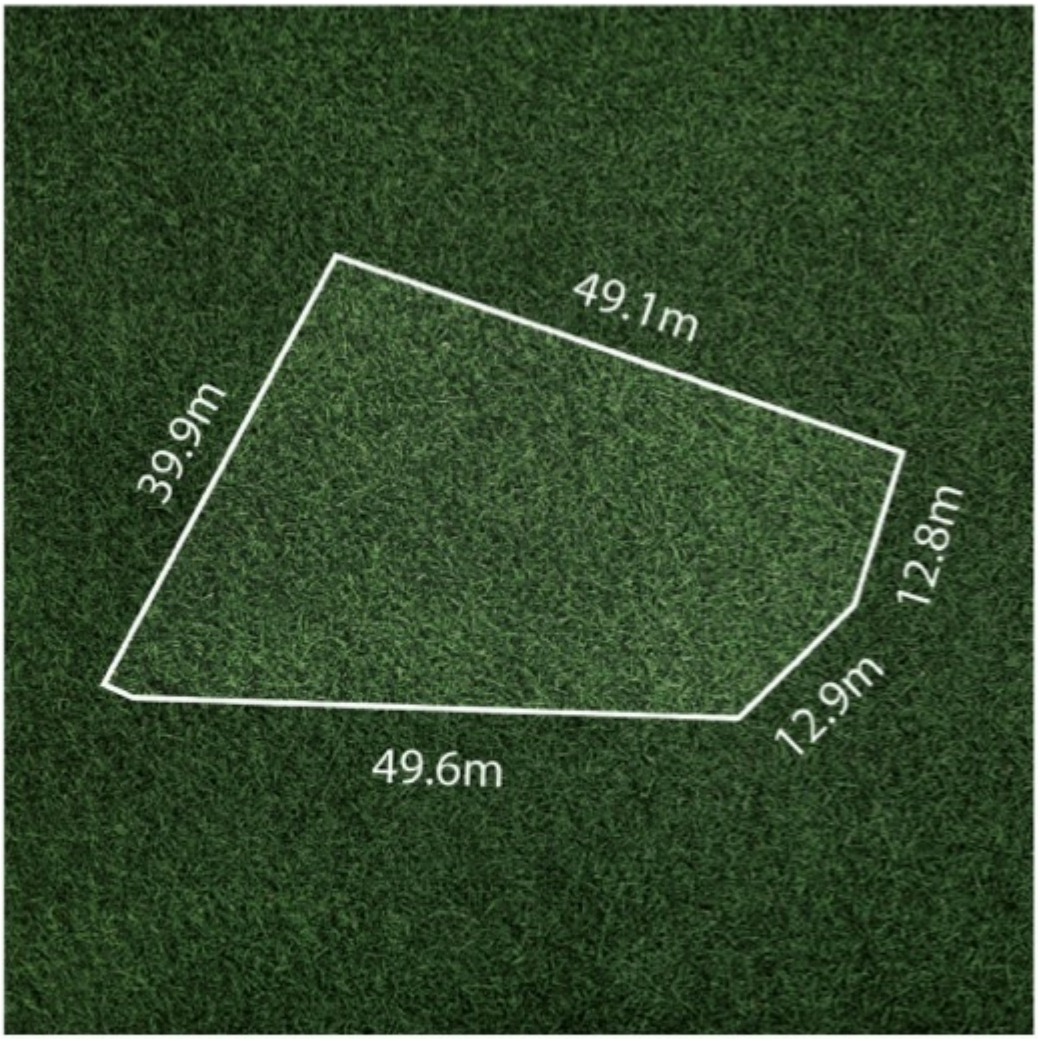
OPEN FOR INSPECTION:
N/A



Oliver Koltovski
0411417474
lnk@atrealty.com.au
www.atrealty.com.au

11 TEMPLEMORE STREET,
YOUNG

LNK @realty



Land Parcel: 1,575m²

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.



Oliver Koltovski (JP) | 0411 417 474 | lnk@atrealty.com.au | www.atrealty.com.au

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

Oliver Koltovski
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www.atrealty.com.au

LNK @realty