

**106 Grand Junction Road, Yass, NSW 2582**

**WINDROSE**

**House For Sale**

Wednesday, 12 June 2024

106 Grand Junction Road, Yass, NSW 2582

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 794 m2**

**Type: House**



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## By Negotiation

Located in a serene country neighborhood with an easy commute to Canberra, this beautifully updated four-bedroom, two-bathroom home combines comfort, space, and modern living. Generously proportioned, with a separate master suite, and a kitchen to die for; ready for immediate move-in, it's designed for family life with every detail considered. Welcome home, to 106 Grand Junction Road, Yass. The property features a sprawling, segregated master suite at the front, complete with a walk-in robe and ensuite for ultimate privacy and luxury. At the rear, three additional bedrooms each boast built-in robes. The heart of the home is a spacious, light-filled open-plan kitchen/dining/living area, complete with abundant storage, new electric cooktop and oven, and dual fridge spaces. Additional separate large lounge and dining areas seamlessly connect living spaces with the bedrooms, offering flexible options for entertainment and family gatherings. Freshly installed floor coverings, new paint, and window furnishings throughout the home create a neutral palette, allowing you to settle in without the hassle of immediate renovations. Outdoor living is equally inviting, featuring a large covered entertaining area and a new deck with a built-in BBQ space, perfect for year-round social gatherings. Practical amenities like a two-car garage with internal access, side access wide enough for a caravan, and a flat, secure, low-maintenance garden ensure this home meets every family's needs. Designed for both comfort and connectivity, this gorgeous home offers everything needed to enjoy a relaxed, low-maintenance lifestyle close to urban amenities. Whether hosting family and friends for a weekend getaway or enjoying a quiet evening, it provides space to grow and a place to call home.

**At a Glance:**

- 794m<sup>2</sup> fully landscaped block
- 206.5m<sup>2</sup> living
- Oversize and segregated master suite with ensuite and walk-in-robe
- Three additional bedrooms to the rear of the home, all with built-in-robes
- Two-car garage with internal access
- Multiple living areas with a large lounge, separate dining, and an expansive open plan area off kitchen
- Expansive kitchen with ample storage, new appliances, and dual fridge spaces
- New floor coverings, paint and window furnishings throughout
- Ducted, reverse-cycle heating and cooling throughout
- Covered outdoor entertaining area with built-in BBQ and new deck
- 10.6KW solar system

**Location Highlights:**

- Moments' drive from Yass CBD, offering easy access to local amenities, activities, schools and shops.
- Southern (Canberra) side of Yass, making for an easy commute (and getting easier, as the Barton Highway is upgraded).