

12 River Avenue, Yass, NSW 2582

House For Sale

Wednesday, 12 June 2024

Canberry.

Live Where You Love

12 River Avenue, Yass, NSW 2582

Bedrooms: 4

Bathrooms: 2

Parkings: 8

Area: 2 m2

Type: House



Mathew Kocic

0261097280

\$1,150,000 to \$1,200,000

Live Where You Love...Just a quick trip from Canberra along the highway and you'll find yourself welcomed home by your own private and rural sanctuary. Set on 2.27ha of land, there's an abundance of space here on offer, and awaiting you inside a splendid family home. Sitting central of the house is the homes kitchen which connects between both the of the homes formal and informal living and dining areas, with the informal dining area connecting outside to a large porch which is perfect for entertaining during the warmer months.Segregated in the North-East wing of the home is a large and private master bedroom which is serviced by 3 built-in wardrobes as well as an extensive 3-way bathroom with spa, shower, and a separate toilet.While the three remaining bedrooms are all positioned along the Western side of the home, all these bedrooms feature built-in robes and are serviced by the main bathroom.Outside the land is the perfect size for you to have a couple of sheep and for dogs to run about, while the home is surrounded by established trees with the driveway lined by poplar trees which leads you up to a 4 car carport and 4 car garage, there's plenty of space to tinker, there's also a man cave with shower and separate toilet, an area where you can relax and unwind while enjoying a cold beer while watching the footy.Then further beyond the property's boundary, your moments away from the Yass town centre and its friendly community, or short drive to Hume Park where you can enjoy fishing. There's just so much on, it's lifestyle where you'll live where you love.At a Glance... - Your own private rural sanctuary- An abundance of space on offer- Sitting central of the house is the homes kitchen- New large pantry in the kitchen- Bosch dishwasher- Westinghouse electric oven and stove- Segregated in the North-East wing of the home is a large and private master bedroom- The master bedroom features 3 built-in wardrobes as well as an extensive 3-way bathroom with spa, shower, and a separate toilet- The three remaining bedrooms are all positioned along the Western side of the home, all these bedrooms feature built-in robes and are serviced by the main bathroom- All bedrooms have both block out blinds and curtains while the rest house has block out curtains- Freshly painted- Hybrid flooring throughout- Security screen doors- Ducted floor aircon and heating throughout as well as two reverse cycle systems in the kitchen and dining room- Solar panels- New instantaneous gas hot water system- Four large water tanks as well as town water available, with filters added into the plumbing- A large garden shed- Compost bin- Septic tank- Hidden invisible dog and cat boundary fencing to keep your pets secure in the yard- New 1.5m secure fencing in the house paddock- Drainage work done for better drainage of the paddocks- Ethernet port in both the house and shed for internet connection- Easy maintenance gardens with fruit trees- A huge vegetable patch- Close to schools and on a rural bus route- Town gas, water, bin collection services and postLove the Location...- Within 4 minutes' drive the Berinba Public School - Within 5 minutes' drive to the Yass Town Centre - Within 12 minutes' walk to public transport - Within 35 minutes' drive into Canberra Property Details... Living: 189sqm Porches: 58sqm Garage: 135sqmCarport: 91.56sqmTotal Build: 473.56sqmLand: 2.27haYear Built: 1998Disclaimer: The material and information contained within this marketing is for general information purposes only. Canberry Properties does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.Disclaimer: The material and information contained within this marketing is for general information purposes only. Canberry Properties does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.