

14 Discovery Dr, Yass, NSW, 2582

Sold House

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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Visual Grace Modern Practicality

Sleek modern lines, uncompromising quality and incandescent sunsets; yes, this is a stunning property!

Located in a quiet street just minutes from the center of the thriving commercial center of Yass, and well within Canberra commuting distance this is just isn't a family home, it's a perfect expression.

With just over 244m² of area under roof this near new home's spread of features includes a professional level kitchen with stone bench tops, walk-in pantry, soft close cabinetry, the latest appliances and 2 fabulous picture windows overlooking the adjoining reserve and rear countryside.

The central lounge/dining open-plan living area leads out to a 20m² covered alfresco with its outstanding views over the neighbouring water feature and Yass surrounds. This is where those amazing sunsets hang-out.

The home's 4 bedrooms are located on one wing of the home and include a semi-segregated master suite with its designer ensuite, plus 3 spacious secondary bedrooms with robes. This bedroom wing also houses the rumpus/kids' break-out room, separate WC and family bathroom with its very stylish free-standing bath.

The 670m² block is landscaping genius.

With textured good looks and ease-of-care in mind, the gardens are a meshed visual sequence of events that takes your eye over natural stone paving and retaining walls, lush green pads of lawn and symmetrical garden beds. The gardens are designed to be a place where you can relax with a good book, entertain, and let the kids play freely. Take your pick, this is the place to chill.

One brilliant feature of the property's location is that it directly adjoins the public reserve. This reserve is set-aside for the local kids to play and is a virtual extension of this property. If just skipping to it via the front footpath is too much, you may be able to simply add a gate into the property fence and step directly into this handy tack-on recreation space.

Essentially, this is an accomplished modern family home with more than a touch of artistic elegance.

Nothing was spared in concept or completion of this property; its inspirational.

Property Technical Specifications

Residence: built 2021, 172.08m² of residential living area, 11.9m² of arrival portico, 20.08m² of attached covered alfresco, 39.98m² of attached double garage, total area under roof 244.04m²/26.24sq

Residential Features:

- formal entry foyer from 12m² arrival portico
- 4 spacious bedrooms with robes including a semi-segregated master suite
- professional level kitchen with state-of-the-art appliances including an induction cooktop, stone bench tops, soft-close cabinetry and large feature windows overlooking the adjacent parkland and rear gardens
- spacious central family & dining room with direct connection to the private rear 20m² covered alfresco with its outstanding dam/water feature rural views & sunsets
- rumpus or kids' break-out room adjacent to the secondary bedrooms
- superbly/artfully appointed wet areas, with separate guest toilet, frameless showers
- excellent appointments, inclusions/fittings & finishes
- outstanding property presentation

Climate control: ducted reverse cycle air-conditioning, thermal insulation to all external roof & wall cavities

Garaging: double attached garage with internal access to the home, guest driveway parking

Hot water: instant gas

Water: Yass town water, 4500lt (approx.) rainwater tank.

-water filtration system to the entire home

Gardens: professional level landscaping -

-expertly landscaped street frontage gardens

-fully enclosed rear yard predominantly fenced in Colorbond steel, paved entertaining areas with pergola, easy care water wise garden beds

-paved pathways

-open areas of lawns for children's' play

-full irrigation system for lawn and gardens

-rear garden trailer access via the garage

Block: 670.6m² of leveled land

Services: 5-day letter mail delivery at the curb, wheelie bin household/recycle waste collection at the curb, town amenities

Location: quiet street next to a 842.6m² public reserve in Yass township, 5 mins drive to the town centre, 40 min to Canberra's northern areas