

15 Mckenna Avenue, Yass, NSW 2582



Sold House

Saturday, 2 September 2023

15 Mckenna Avenue, Yass, NSW 2582

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 864 m2

Type: House



David Alexander
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George Southwell
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\$925,000

Introducing 15 McKenna Ave, Yass - a contemporary haven designed for comfort, convenience, and the allure of modern living. Nestled within a serene, elevated street, this inviting home on an 864m² block offers a seamless blend of practicality and style, tailored to meet the needs of large or growing families. Embrace the exceptional cafe culture of Yass and revel in the newly opened Tyger Art Gallery, all while enjoying the convenience of working from home in the separate studio - a versatile space with dual office potential. Sitting next to the tranquil Hatton Park and Reserve, this property provides ample space for children and pets to play freely, making it an ideal family abode. The single-level layout on a flat block ensures accessibility for all. Step inside to discover a thoughtfully designed layout that encompasses a separate formal lounge room, a warm dining/meals area, and a sunlit family room that adapts effortlessly to your family's diverse lifestyle. The generously sized, well-appointed kitchen boasts gas cooking, quality appliances, ample cupboard space, and a dishwasher - catering to both culinary enthusiasts and busy households. Privacy takes centre stage as the master bedroom boasts its own ensuite and a remarkably spacious walk-in wardrobe. The three additional bedrooms feature built-in wardrobes, fostering organised living for the entire family. Enhancing convenience and security, the attached double garage offers abundant storage, remote control roller doors, and internal access. Step outside to a secure rear garden, perfect for children's play and complemented by a covered entertaining area - an ideal spot for relaxation or hosting gatherings. The entire garden benefits from an automatic irrigation system, ensuring lush green grass even during the hottest summer months. Boasting modern sustainability, the property also features solar panels, contributing to energy efficiency and reduced utility costs. Seamlessly blending comfort and convenience, this property epitomises modern family living. From ducted gas heating to a split-system air-conditioner, year-round comfort is assured. The owners have loved living at 15 McKenna, however a move for work to Queensland is calling, so they require a sale to make this happen. Due to requiring a result within a timeline, the owners are taking the property to Auction, they are flexible with the following terms of sale: • 5% deposit with 10% at risk • Flexible settlement terms • Occupancy under licence is available, meaning you can move in prior to settlement • A comprehensive Pest & Building Report is available on request Situated in a prime location, enveloped by contemporary homes, and adjacent to the serene Hatton Park, 15 McKenna Ave encapsulates the essence of comfortable living. If you're in search of a spacious, contemporary family home with a separate studio/ home office, your search ends here. Please make contact with David or George if you would like to understand the transparent Auction process in more detail, we are more than happy to assist. If you require help with sourcing a great mortgage broker or conveyancer/ solicitor we can help here too. Your new chapter awaits. Summary: • 205m² 4 bed, 2 bath home built in 2010 • Walk in robe & ensuite in master bedroom • Built in robes in all other bedrooms • 864m² elevated block • Private backyard with colour bond fencing • Separate 2021 built studio with two rooms, power & 2x split system air conditioning units • Only a single neighbour due to Hatton Park surrounding the property • Gas heating • Split system air conditioning • Three living areas & dining • Generous sized practical kitchen • Brand new outdoor entertainment area • In ground trampoline • Solar energy system • Established fully landscaped gardens & lawn • Full in ground irrigation system • Double garage with electric roller doors • Perfect easy care investment property or family home Comparable Sales: 19 Martin Close, Yass - 5 Bed 3 Bath 2 Car 1003m² - \$1,000,000 (distance from property 208m) 3 Burgess Place, Yass - 4 Bed 2 Bath 2 Car 793m² - \$1,000,000 (distance from property 61m) 5 Blacket Place, Yass - 4 Bed 2 Bath 6 Car 1000m² - \$980,000 (distance from property 430m) David Alexander 0455 777 644 David.alexander@raywhite.com George Southwell 0429838345 george.southwell@raywhite.com