

**16 Irvine Drive, Yass, NSW 2582**

*Elders*

**Sold House**

Wednesday, 25 October 2023

16 Irvine Drive, Yass, NSW 2582

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 6**

**Area: 9995 m2**

**Type: House**



John Lennie

## Contact agent

Located in one Yass' best streets and just minutes from the town's vast array of cafés, services and outlets, 16 Irvine Drive just isn't a fabulous home, it's a country hallmarked way of life. Larger block country township properties that have had a tad of time to settle into their surroundings and become established are in a class of their own. Embraced by effervescent fragrant gardens the beautifully presented 279m<sup>2</sup> home is a product of accepted taste, focused care and mellow rural design. The home's features include 3 spacious bedrooms that all have robes and outlooks over the gardens and entertaining areas, a light-filled open plan kitchen/family/meals room with direct linkage to the private 48m<sup>2</sup> covered alfresco, a north-facing formal lounge room, country themed bathroom with separate WC, and 76m<sup>2</sup> of wide covered entertaining verandahs on 3 sides. The home's gardens are a structured work of seasonally expressive art. Along with open areas of neatly clipped lawns the gardens contain a myriad of plants that will give you visual joy across every month of the year. The home is literally embedded in reflective gardens and mature trees that are filled with colourful darting birds. Along with the time-phased plantings, great care was taken to insert individual dwell-spots or gardens cells to catch the sun and just sit back with a cup of coffee and absorb what's happening around you. The 2.47 acre block is a virtual national park and is cloaked in mature evergreen tree lines for maximum privacy and shelter. There's certainly ample space to add a second dwelling to the property to take advantage of the views, plus a larger shed. Lifestyle utility wise there are three sheds on the property providing a fabulous combination of car parking, workshop areas and storage options. Essentially, 16 Irvine Drive is an outstanding township property within a short 40 minute drive of Canberra. Whilst its close to everything, its parkland style provides all the seclusion you could possibly want. Be quick, #16 is truly amazing!

**Property Technical Specifications**

- Residence Main Living: built 1983 with additions completed in 2001, 155.28m<sup>2</sup> of residential living area, 76.17m<sup>2</sup> of covered verandah area on three sides plus 48m<sup>2</sup> of covered rear alfresco area, total area under roof: 279.45m<sup>2</sup>/30sq
- Garaging: total of 6 car spaces in the detached sheds/carport, ample guest driveway parking
- Residential features main living areas: -beautifully presented light-filled north facing country home set in spectacular parklike surrounds-3 bedrooms including a large master with bath & shower ensuite- all beds have robes-open plan family room & kitchen with direct linkage to the home's 48m<sup>2</sup> covered alfresco-well-equipped modern kitchen: -Ariston town gas cooktop -Smeg pyrolytic self-cleaning oven -externally ducted inbuilt slide out range hood -ample benchtop & pantry storage space -Puretec under sink filtered water fountain to kitchen sink -extra wide refrigerator space designed to take 2 refrigerators-family bathroom includes shower and bath and a separate WC for added convenience-laundry includes space for both a washing machine and dryer to sit side by side as well as overhead cupboards-all rooms feature a mix of quality drapes and roller blinds for comfort and climate control-modern LED lighting in the kitchen, family room, lounge room, study-mix of tiled & floating timber floors -The lounge room includes in-built wiring for a surround sound system
- Climate control: -ducted reverse cycle heating/cooling system operated from a programmable thermostat through 11 distributed ceiling outlets across the home-newly installed Brivis 5 star town gas furnace-mood setting Fitzroy Cannon town gas heater in the family room -thermal insulation to the home's ceiling areas
- Hot water: off-peak Vulcan electric 315 litre
- Gardens: -remote controlled solar/battery property entry gate-stunning parklike areas of open lawns punctuated by mature native & ornamental trees-neatly presented garden beds filled with colourful displays of various flowering plants & shrubs-paved pathways wending through arbours to the secluded garden cells & a raised gazebo-highly productive vegetable gardens & fruit trees
- Sheds: 3 in total-7m x 6m-remote controlled roller doors- built in work bench-7.2m x 5.5m with attached 6.9m x 5.5m larger vehicle carport-workbench/shelving-4.4m x 3m garden utility shed
- Water supply: Yass town water
- Sewerage: Septic tank with new effluent disposal trenches constructed to specification & council approved in 2013
- Block: Large residential block of 1.0ha/2.47acres with potential for dual occupancy development
- Zoning & Rates: Yass Valley Council, R5 (large lot residential) \$2,437.85pa
- Property Services: 5 day letter mail delivery at the front gate, wheelie bin household & recycle waste collection at the front gate, Foxtel dish & cabling installed to the lounge room, NBN FTTN internet connection
- Location: 3 min drive to Yass GPO, 45 mins to Canberra's northern areas

Please contact the listing agent John Lennie to arrange an inspection.