

**17 Yass Road, Queanbeyan East, NSW 2620**

LUTON

**Sold House**

Friday, 25 August 2023

17 Yass Road, Queanbeyan East, NSW 2620

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 4**

**Area: 977 m2**

**Type: House**



Kelsey Tracey  
0261763448

## Contact agent

Kelsey Tracey from Luton Properties is delighted to present to the market 17 Yass Road Queanbeyan East. Loved for many years by one family, this well maintained family home is ready for a new owner to secure and call their own. Perfectly positioned on an expansive corner block of over 1000m<sup>2</sup> with R3 - Medium Density Residential Zoning, this family home is the ideal opportunity for someone looking to move in and renovate to their own taste or redevelop to suit their needs. Offering a versatile floor plan with a mix of formal and informal living areas there is plenty of floor space to work with. There is a large formal lounge, dining room with built in storage and a family room to the rear of the home. The four bedrooms are all generous in size with built in robes to two and the family bathroom services the home with a separate bath, large shower alcove and separate w/c. Externally there is something for everyone to enjoy, an under house wine cellar, segregated rear garden space with space for children and pets to play and car accommodation is provided by the double garage and double carport. With so many wonderful features the opportunity continues with the extraordinary location. Just a short drive into the heart of Queanbeyan you will have the hospital, riverside plaza and a variety of cafes and restaurants at your fingertips. Key Features: 4 Bedrooms 1 Bathroom 2 Garage 2 Carport Expansive corner block with R3 - Medium Density Residential Zoning Three separate and spacious living areas including the formal lounge, dining and family room Four bedrooms that are all generous in size with built in robes to two Well-appointed kitchen and bathroom Ducted gas heating for comfort Car accommodation provided by the double garage and double carport Convenient location with the hospital, Riverside Plaza and a range of restaurants and cafes close by Land Value (July 2022) \$798,000 Please call Kelsey on 0414 422 824 to arrange your inspection today. Instructions are clear, property to be sold on or before auction. Pre-auction offers will be welcomed.