

18A Ford Street, Yass, NSW 2582



Sold House

Friday, 18 August 2023

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Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 1024 m2

Type: House



David Alexander

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\$750,000

Step into a world of comfort and modern living at 18A Ford St. This fully renovated gem, rejuvenated in 2022, is now awaiting a new family to make it their own. With its open-plan layout and secure backyard, this property offers the perfect canvas for creating unforgettable moments. This residence features 3 bedrooms, all with built-in robes and 1 bathroom, plus a separate secondary toilet in the laundry, ensuring ample space for your family's needs. The heart of the home, an open-plan living, kitchen, and dining area, is designed to bring everyone together. The breakfast bar in the centre of the kitchen is both stylish and functional, making it a focal point for everyday living. The property sits on a generous 1,023 m² block, providing ample space for outdoor activities and future expansion possibilities. With the choice between a 2-car garage with carport at the back of the property or a convenient carport attached to the side of the home. The established trees and shrubbery create a private oasis in the backyard, perfect for enjoying outdoor entertainment on the large back deck. Enjoy sustainable living with a 5.9kw solar system, a water tank for the garden, enclosed vegetable and herb gardens and established citrus trees. Take in the elevated views from the front veranda, where you can immerse yourself in the picturesque Yass Valley scenery. Stay comfortable year-round with reverse cycle air conditioning and double-glazed windows, and relish the convenience of walking to nearby schools and cafes. Embrace the beauty of the Yass River just a short walk away, while also enjoying the convenience of being minutes from the bustling main street with its diverse offerings. This property shines not only as a family haven but also as a prudent investment choice. The property commands a competitive rental return, with anticipated weekly earnings ranging from \$500 to \$550 per week, which equates to a gross rental yield of 3.7% - 4.1%. Feel free to contact our Senior Asset Manager Genevieve Cunynghame on 0455 555 790 to discuss investment potential for 18A Ford Street.

Why buy in Yass:

- **Scenic Surroundings:** Yass nestles in a rural landscape with rolling hills, lush farmland, and the peaceful Yass River, offering a serene and picturesque setting.
- **City Access, Country Living:** Just a short drive from Canberra, Yass strikes a balance between country tranquillity and city convenience.
- **Warm Community:** Yass boasts a tight-knit, friendly community where neighbourly bonds and support are cherished.
- **Historic Allure:** Yass's preserved historic buildings and landmarks exude a rich heritage, connecting you to its storied past.
- **Vibrant Gatherings:** Year-round events and festivals foster community spirit and let you engage with fellow residents.
- **Top-Notch Education:** With quality schools within walking distance, Yass is ideal for families, ensuring convenience and safety.
- **Lively Main Street:** Explore a bustling main street with shops, cafes, and restaurants, offering leisurely strolls and local discoveries.
- **Nature's Playground:** Embrace the outdoors through trails, river fishing, and open spaces, all nearby.
- **Diverse Real Estate:** Yass's property market offers various options, from historic homes to modern designs, catering to different preferences.
- **Future Growth:** Yass's development potential suggests increasing property values, making it a promising investment in a growing community.

Don't miss the chance to make this property your own - it will be offered at auction. For more information and to seize this opportunity, contact David Alexander at 0455 777 644. Your dream home is ready and waiting for you at 18A Ford St. Enquire now to embrace a new chapter of modern living and endless possibilities. David Alexander 0455 777 644 David.alexander@raywhite.com