

# 20 Links Avenue, Yerrinbool, NSW 2575



## House For Sale

Friday, 3 November 2023

20 Links Avenue, Yerrinbool, NSW 2575

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1280 m2**

**Type: House**



David Whetton

**\$860,000 - \$880,000**

\*Available for inspection Saturday & Sunday (+ midweek by appointment) The perfect combination of all that makes for a wonderful family home is presented here- an enviable property located in a desirable northern village of the Southern Highlands. This 4 bedroom, 2 bathroom brick and tile home is in excellent condition, with many trade-qualified improvements value-adding to combine for one of Yerrinbool's best kept secrets...until now. Set on 1,280m<sup>2</sup> block, with a rear yard of approximately 800m<sup>2</sup> and a house footprint of 130m<sup>2</sup>, this home boasts some very impressive features, including:

- Generously sized open-plan living and dining room bathed in nor- western sun.
- Year-round comfort via a Mitsubishi split system cycle heating and cooling
- Modern kitchen with quality benchtops, stainless steel appliances including convection stovetop, electric oven + rangehood, dishwasher & soft close drawers
- Master bedroom with wood panelling, deep set built-in robe and ensuite
- Gorgeous additional bedrooms (one currently configured as a nursery) with built-in robes and carpet
- Beautifully appointed, well-ventilated main bathroom
- Dedicated internal laundry with external access
- Hallway linen closet with generous depth
- Recently laid carpet and wide engineered timber flooring
- Sun-drenched hardwood timber deck leading to the main entrance
- Recycled railway sleeper pathway
- Near-new Colourbond side fencing
- Timber-slat gate, enabling wide side access
- Post, rail and mesh front fence with easy-open steel gates and crushed pebble drive
- Huge rear shed with partitioned sections warmed by a combustion stove
- Purpose-built dog run
- Children's timber play equipment
- 16 Solar panels/6.6KW system

Yerrinbool is situated at the perfect crossroads to access Mittagong or Bargo's bustling service centres, take advantage of the regular train services, access the local soccer field or drive to Wollongong's scenic coastline. For good reasons, this village is loved by locals. Don't miss the opportunity to inspect this property quickly, realising your dream of a fresh start for 2024.