

# 22 Nicholls Drive, Yass, NSW 2582



## Sold House

Friday, 1 September 2023

22 Nicholls Drive, Yass, NSW 2582

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 800 m2**

**Type: House**



Emily Witt

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## Contact agent

This property presents the perfect opportunity to enter the market as a first-time buyer, or why not add this one to your investment portfolio! Nestled in a quiet established estate, you are only minutes away to easily access the Barton Highway to Canberra or simply take a leisurely stroll down to Yass's CBD. Block sizes like these are a rare find these days, with a land parcel of 800m<sup>2</sup> and still plenty of potential to offer its new owner! The possibilities are endless with the added bonus of side access and established retaining. Boasting a massive pergola adjacent to the kitchen and dining area, enjoy outdoor living and entertaining with family and friends for years to come. This modern and inviting home features three good-sized bedrooms, all with built-in wardrobes and the master with a walk-in wardrobe. Temperature won't be an issue with ducted gas heating throughout the home, along with the added convenience of reverse cycle units in both the lounge room and master bedroom. Don't miss out, this property won't disappoint! Additional Attractive Features: - Master bedroom with ensuite & walk-in robe - Two additional bedrooms with built-in wardrobes - Family bathroom with separate bathtub - Laundry with external access - Gas cooktop - Ducted gas heating - Reverse cycle air conditioning - Double garage with internal access, external access, and remote door - Large, undercover alfresco area with lighting and power - Garden shed - 800m<sup>2</sup> block - Brick veneer, tiled roof - Annual rates \$2,925.00 - Rental return - currently leased for \$3,020.25 monthly, with the option to extend for a further six-month period. \*All efforts have been made to make sure this information is correct; however, you should make your own enquiries.