

**23 Mortimer Street, Yanderra, NSW 2574**



**House For Sale**

Friday, 19 April 2024

23 Mortimer Street, Yanderra, NSW 2574

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 2605 m2**

**Type: House**



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## **\$1,150,000 to \$1,250,000**

Enjoying the peace and quiet that beautiful Yanderra is known for, with Yanderra Public School just around the corner and Bargo Station and shopping options just a short 5-minute drive, 23 Mortimer Street is a wonderful family home complete with quality-of-life features and a spectacular yard. The home sets a strong first impression with its gorgeously landscaped frontage, from there, opening to a bright and inviting interior. With warm floating floorboards, freshly painted walls, and LED downlights throughout. The front-facing lounge room is spacious, boasts a fireplace, study nook, and home entertainment system. This wraps around through a private formal dining area and into the central kitchen, which encourages frequent family interaction directly to the adjacent family room. The kitchen has been recently renovated that presents exceptionally, featuring plenty of slow-close cabinetry and stylish timber-top benches. Bedrooms are comfortably sized and all feature built-in wardrobes and extra shelving. Whilst the spacious master bedroom appreciates a feature mirrored built-in wardrobes, ceiling fan and tidy renovated ensuite. Located just beyond the kitchen, the enclosed entertaining area is massive and versatile that is great for hosting friends and family. This pergola-shaded space also opens directly to the laundry and garage, its accompanying toilet and workshop area. The backyard beyond is extensive, containing an impressive 100 000L semi in-ground water tank, a pool, greenhouse, and drive-through side access. For more information on this quality Yanderra property, make sure to give McLaren Real Estate today! Features include:

- Land size 2605 square metres
- Walking distance to Yanderra Public School and local park; 5-minute drive to Bargo Station and shopping options
- Remote double garage with access to entertaining area; toilet and tool room/workshop attached
- Hot water solar panels (Not connected); NBN and additional network connections to most rooms; security cameras, split system air conditioning to family room and master bedroom
- 100 000L in-ground water tank; septic tank; new water pump; green house, concreted garden shed
- Fenced veggie patch, established fruit trees, easy cleaning rain harvesting leaf eaters
- Recently renovated kitchen and ensuite; freshly painted