

**24 Wellington Road, Yass, NSW 2582**

**Sold House**

Saturday, 16 September 2023

24 Wellington Road, Yass, NSW 2582

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Graham Bush  
0427225823



Tammy Bush  
0262094004

**\$960,000**

Upon entering, you will be greeted by a spacious, separate lounge area offering views of the property's front. Adjacent to the lounge lies a versatile bedroom that could serve equally well as a home office. Designed to embrace open-plan living, this home creates a spacious and airy ambience while maintaining a clear distinction between the living areas and bedrooms. Three additional bedrooms await, each thoughtfully designed with generous space, and two of them featuring mirrored built-in robes. The main bedroom is especially spacious and boasts a lavish ensuite with a double vanity, shower and a walk-in robe. The well-appointed kitchen comes complete with Bosch appliances, ample storage, and elegant cabinetry. Its modern aesthetics are accentuated by a stylish splash back, black finishes, and stunning pendant lights. The sliding door access to the covered alfresco area seamlessly blends indoor and outdoor living. Oversized windows invite abundant natural light, while the presence of a large solar PV system, solar panels, a hybrid inverter, and a backup battery edge the home towards near off-the-grid living. This masterfully designed home effortlessly balances family time and personal space, providing a sanctuary that will be cherished by all. The incorporation of modern features showcases exceptional craftsmanship, presenting an opportunity for a fulfilling change of lifestyle. This exquisitely crafted, environmentally conscious, and sustainably built home, where modern urban aesthetics blend seamlessly with the tranquillity of a beautiful countryside setting. Features: • Bosh gas cooktop • Bosch rangehood • Bosch electric oven • Carpet in all bedrooms • Hybrid flooring in all living areas and hallways • Double mirrored cupboards in all the bedrooms • Tiles in the alfresco area • Ensuite with double shower • Contemporary finished all throughout the home • Large covered indoor/outdoor entertaining area • Beautifully landscaped gardens • Open-plan living • Raked ceilings • Luxaflex Duette blinds throughout • Daikin 14kw reverse cycle, with "Air Touch 4" Wi-Fi control system (can be controlled from mobile) 6 x zoned • 9.96KW Solar PV system with x24 415w solar panels x1 Hybrid inverter and 9.6 battery bank (online monitoring inclusive) • SIP (Structurally insulated panels) The house includes 145mm external SIP walls, 115mm internal SIP walls, And 175mm Roof SIP panels. This form of construction provides outstanding energy efficiency. And also outstanding acoustically. Essentials: • Living area: 166m<sup>2</sup> • Verandah size: 56m<sup>2</sup> • Garage: 52.30m<sup>2</sup> • Block size: 776m<sup>2</sup> • Rates: \$2,150.50 p.a. • Age: 2022 • Expected rental return: \$700.00 to \$750.00 per week.