

3 REID COURT, Yass, NSW 2582



House For Sale

Sunday, 10 December 2023

3 REID COURT, Yass, NSW 2582

Bedrooms: 4


Bathrooms: 2

Parkings: 4

Area: 986 m2

Type: House




Property Now
1300664773

AUCTION

To enquire, please email or call 1300 815 051 and enter code 2811As you drive into the quiet cul-de-sac, you can't help but notice the demanding position of this family home. Stepping inside you are greeted with the enormous north facing living room. See yourself soaking in the winter sun streaming through the window as the children play in the adjoined playroom.The generously sized kitchen is sure to please the inner chef with its gas cook top, quality appliances, ample cupboard space, including a massive 3 door pantry, creating plenty of room for your small kitchen appliances and supplies.

Blending into the family room, step through the sliding door into your backyard.The master bedroom is oversized, with a walk-in-robe and spacious ensuite, including a corner spa. The remaining 3 generous sized bedrooms, all feature built-in wardrobes. The main bathroom is roomy, with a separate toilet. Doing the never-ending washing, will be a pleasure in the laundry with its cupboards and bench space and hidden dirty washing drawer, helping to keep this working space organised. Talking about keeping things organised, this home has an enormous amount of storage space.Enhancing convenience and security, the attached oversized double garage (it's almost a 4-car garage) offers abundant space for the cars and workshop/gym, remote control roller doors, and internal access.Leading from the kitchen through the glass sliding doors you'll find yourself stepping onto your large hardwood timber deck. Seamlessly, moving from indoor to outdoor living. The deck is fully covered, ideal for year-round use. Perfect for entertaining, there is plenty of room for the outdoor lounge and table. Why not listen to the gentle trickle of the waterfall, while enjoying a quiet beverage. The lush green, green grass just calls you to walk on it, bare foot. The garden is easy care offering you privacy from your neighbours. With your very own licenced water bore, water is delivered through the fully automatic irrigation system and taps. There is plenty of space for the kids to run, a sandpit to play in and room for a trampoline.After 22 years of calling this place home, acreage is calling. So, they can make that move sooner rather than later, the owner is taking the property to Auction, they are flexible with the following terms of sale:•5% deposit with 10% at risk•Flexible settlement terms•Occupancy under licence is available, meaning you can move in prior to settlement.Considering pre-auction offers.Features•Large family home in excellent condition.•Oversized master bedroom with large ensuite and walk-in wardrobe, north facing window; a further three generous bedrooms, all with built-in robes. •Spacious, bright layout with north facing windows.•Large entertainers' kitchen with large pantry and modern stainless-steel appliances, including gas cooking.•Flexible living areas: sitting and meals area, expansive media/living area, and a playroom/study.•Covered alfresco yellow stringy bark hardwood timber deck (10.7m x 4.5m) transitions from the kitchen/family room.•Oversized double garage with remote access and easy internal access. Rear roller door access to the backyard.•Separate laundry, with cabinetry. Plenty of storage with 5 door cupboards in the hall.•Ducted gas heating and evaporative cooling.•Easy care front yard and an extensively landscaped back yard. Fully automated sprinkler system with thriving lawns, stone paths and garden shed.•Town water and gas.•Licenced water bore and required pump.•Fibre to the node NBN connection.•School bus stop just 200m from your front door.•Canberra side of Yass, with easy access to the Barton hwy. Essential information•Living area: 216m² (23.6sq)•Garage: 68.7m² (7.4sq)•Underroof line: 292.7m² (31.5sq)•Veranda/Deck: 48m² (5.2sq)•Block size: 986m²•Rates: \$2,972p.a.•Expected rental return: \$700.00 to \$750.00 per week.To enquire, please email or call 1300 815 051 and enter code 2811