

**39 SHAW STREET, Yass, NSW 2582**



**House For Sale**

Friday, 26 April 2024

**39 SHAW STREET, Yass, NSW 2582**

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 5**

**Area: 1510 m2**

**Type: House**

**\$785,000**

To enquire, please email or call 1300 815 051 and enter code 9504 This delightful family home offers convenience and comfort. Within walking distance to a large park, Woolworths, Aldi, the main street of town and two schools. The front entry boasts a charming patio with stairs overlooking the block and views of the town. Four large bedrooms, a large lounge room with a beautiful outlook and a new gas fireplace, 1 bathroom and a separate toilet. The spacious kitchen with dishwasher, Westinghouse gas stove top and electric oven, ample cupboard space and a breakfast bar. The property is situated on a large, elevated block of 1510m<sup>2</sup> with a 2-bay carport; a large shed with enough room for two cars plus a workshop with roller doors and side door access. Large storage area attached to the shed for a trailer and gardening equipment. The House is situated in the middle of the block with a landscaped front yard and substantial lawned area. The private backyard has a large concrete area leading to an undercover BBQ area and a separate patio. The backyard has three water tanks, one with a pump; established roses; extensive fenced vegetable gardens and fruit trees. Property Features Include: • 1510m<sup>2</sup> block • Ceiling fans throughout • New gas fireplace • Airconditioning • Freshly painted. • New floor covering throughout. • Remote security shutters on every window in the house • Tank with outside pump • Fully fenced. • 2-bay carport • Large garage with 2 car spaces and workbenches • Large garden shed with large workbenches plus room for trailer. Please contact for a private inspection. To enquire, please email or call 1300 815 051 and enter code 9504