

4 Shearsby Crescent, Yass, NSW 2582

WINDROSE

House For Sale

Friday, 19 January 2024

4 Shearsby Crescent, Yass, NSW 2582

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1 m2

Type: House



Sam McGregor

\$1,090,000 - \$1,140,000

Set high, with stunning views toward the sweeping Yass River and the rolling green pasture that epitomizes living in the Yass Valley, this gorgeous four-bedroom home is set on three and a half acres in one of Yass' most desirable locations. Welcome home to the great Aussie dream! When your mates ask you, what is the place that you adore, you'll tell them right away - 4 Shearsby Crescent. Presenting a home among the gumtrees, with lots of blossom trees. Room for a sheep or two, plus some kangaroos and a clothesline out the back; a verandah out the front and an old rocking chair*. There's a Woolies down the street (where they regulate the heat), but you can trade it all tomorrow for your little country retreat! With four bedrooms, two bathrooms, a two-car shed, equine arena, stable block, outdoor firepit and chook pen 4 Shearsby Crescent is your iconic Aussie family home.* New owners will need to provide old rocking chair. All the info: 144sqm living set on a 1.40 Ha block Modernised, single level, colonial-style home, appointed with all the creature comforts of an easy care, low-maintenance, small acreage holding with stunning views over the Yass Valley. Four bedroom, two-bathrooms, serviced by a large, segmented, open plan living area, heated and cooled by multiple large split systems, ceiling fans in all bedrooms and a freestanding slow-combustion burner in the main living room. Large master bedroom with well-appointed walk-in-robe and modern ensuite Three further bedrooms, serviced by a large and well-finished bathroom with shower and bath, separate water closet and segmented vanity. Large, functional and modernized kitchen with expansive storage, marble benchtops, Bosch induction glass cooktop and Bosch Pyrolytic electric oven and dishwasher Timber-look laminate flooring throughout living areas, new carpet in bedrooms. Instantaneous hot water, two x 27,500L rain water tanks either side of house (connected to toilets, washing machine); 5000l water tank from stables; House is connected to mains town water. 3.5 acre (approx.) free-hold block, segmented into multiple horse paddocks by high quality fencing Large (7m x 7m) shed with power and expansive parking area. Sanded arena (20m x 40m) and four bay stable block. Established landscaping around the home, lined driveway, fenced rear yard and chicken or dog run. Walking distance to the many amenities available in Yass town including Woolworths, Aldi, Post Office, Caf?'s, Yass Public School, Yass High School, Boutique Shopping, wineries and restaurants and the Yass show grounds. House size: 144sqm + covered verandah's front and rear; 176sqm total living. Land Size: 3.5 acres (approx.)/14,164sqm