

42 Polding Street, Yass, NSW 2582



Sold House

Friday, 8 September 2023

42 Polding Street, Yass, NSW 2582

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 1008 m2

Type: House



Naish Stormon

0488164426

\$560,000

A unique offering – blacksmith's cottage on 1008m² of prime Yass land. Yass Valley Council has indicated the land could be developed and could allow a multi-unit development. The original cottage is in good order and, while it is of historical significance, it is not heritage listed. The streetscape is quaint and appealing and lends itself to being the attractive front of a superb middle-of-town residence. This expansive block is on the high side of the street and has an attractive outlook over the town. The cottage is comfortable and cozy and comprises a large bedroom and two living areas. The kitchen has modern cooking facilities and is well equipped. The attic, which is accessed by steep stairs, has been furnished as two additional bedrooms. Superb, extensive, manicured gardens feature raised vegetable beds, sweeping lawns and an abundance of Spring colour. Car accommodation is provided by a single vehicle carport attached to the house. Climate control is by gas heating and a wall mounted cooler. Hot water is provided by a continuous flow gas service. 42 Polding Street is a rare opportunity to secure a large town block in a wonderful location. Call me now or be at our next exhibition to discuss how you may secure this unique property. Land: 1008m², Living: 80m², Attic: 25.7m², Carport: 18m², UV: \$332,000, Rates: \$3,003