

# 51 Grand Junction Road, Yass, NSW 2582



## House For Sale

Friday, 19 April 2024

51 Grand Junction Road, Yass, NSW 2582

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 1072 m2**

**Type: House**



Deb Johnson  
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**\$675,000**

A unique opportunity exist for this great property is situated on approx 1072 sqm of land and has excellent further potential with E 3 zoning. Included is a spacious 3 bedroom with large ensuite and dressing room, large open plan lounge and dining with study, sunny under cover outdoor entertaining area and single carport. Currently furnished and used as short or long-term accommodation. Live in or run your business from home, Plenty of scope with current (E3 zoning ) subject to (STCA) allowing for a multitude of business or development opportunities. Allowable uses (STCA) include as per below Purposes for which development may be carried out with development consent: E3 - Animal boarding or training establishments; Boat building and repair facilities; Business premises; Centre-based child care facilities; Community facilities; Depots, Function centers; Garden centers; Hardware and building supplies; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Landscaping material supplies; Light industries; Local distribution premises; Markets; Mortuaries; Neighborhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centers; Rural supplies; Service stations; Specialized retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centers; Wholesale supplies;