

# 62 Pritchett Street, Yass, NSW 2582



## Sold House

Wednesday, 17 January 2024

62 Pritchett Street, Yass, NSW 2582

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1293 m2**

**Type: House**



Andries Lubbe



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**Range: \$745,000 - \$875,000**

Nestled in the heart of the town, a mere 400 meters from the convenience of Woolworths, stands one of Yass' original worker cottages (1900s) – one of three on the high side of Pritchett Street that beckons those with a flair for hosting and a love for period charm. This enchanting home showcases period elegance with its high ceilings, original doors, and intricate architraves—a true testament to a bygone era. As you step onto the delightful front deck, a panorama of Yass unfolds before your eyes, while the rear pergola continues to showcase Yass' skyline. The interior has been thoughtfully refurbished, renovated kitchen and polished Cyprus floors that grace the hallway. The cottage effortlessly accommodates your every need, providing a cozy family room with a reverse cycle air conditioner for your comfort. Adjacent, a separate dining room bathes in natural light through a north-facing window, creating an inviting space for gatherings. The sun-filled kitchen is well-appointed with high ceilings. Three generously proportioned bedrooms finished with carpets, offer peaceful retreats. Two of these bedrooms have built-in robes, enhancing your storage options. The bathroom and laundry, smartly situated at the rear of the house, contribute to the home's functional layout. Stepping into the expansive backyard, one is greeted by a seemingly boundless vastness of greenery, complete with a charming chook yard. An impressive, brand-new shed awaits, equipped with a 6.6kw solar system, a concrete floor and an additional garden shed. The landscaped grounds, decorated with Corten-clad retaining walls, are fully irrigated and feature two water tanks with a pump for convenience. The pergola area completes the outdoor space, becoming an inviting space of its own, complete with power, lighting, ceiling fan and a fire pit - a haven for idyllic summer days. Furthermore, the property comes with DA-ready drawings for a future extension that will transform this already enchanting cottage into a remarkable family haven. With inspections welcomed, prepare to be captivated by the myriad of possibilities this charming residence offers. For investors, our Xpand Property team has conducted a rental appraisal, estimating a weekly rent range of between \$500 to \$550. For additional information, do not hesitate to reach out to our friendly team.

**Property Highlights:** Year of Construction: Early 1900s  
Construction: Weatherboard & Iron Roof  
Location: Elevated on the high side of Pritchett Street, offering picturesque views  
Block Size: A generous 1293 square meters  
R1 General Residential lot  
Lot 1 DP 719303

\*While every effort has been made to ensure accuracy, it is advisable to conduct your inquiries and rely on them.  
Disclosure: This property is owned by the director of Xpand Property.