

**7 Rag Holmes Lane, Yass, NSW 2582**



**Sold House**

Thursday, 14 March 2024

7 Rag Holmes Lane, Yass, NSW 2582

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Area: 2 m2**

**Type: House**



Naish Stormon

0488164426

**\$1,285,000**

Superb rural property on a large 2.2ha landscaped block of prime Yass Valley land located less than 5 minutes drive from the centre of the picturesque Yass township and only 40 minutes from Canberra. The property has been developed and beautifully maintained under the stewardship of the current owners. The home is a 4 bedroom ensuite residence with a fully fitted study or home office giving 220m<sup>2</sup> of gracious living. It has 3 living areas plus a large 64m<sup>2</sup> alfresco with glass walls and weather blinds and a slow combustion wood burner. The alfresco extends beautifully from the kitchen and family area. There is a full length verandah on the Western side of the house. The house is well placed towards the back of the block offering a sweeping outlook over the valley. The house is well orientated to take advantage of the winter sun and provide protection from the summer heat. A well equipped family kitchen features a walk-in pantry, electric cooktop with a gas wok burner, and an electric oven all centrally located overlooking a welcoming family living area. Climate control is via ducted gas heating (replaced in 2016), two powerful RCAC units, modern fans in every bedroom and in living areas and effective insulation. The windows have energy efficient Luxaflex duet blinds or drapes. "Crimsafe" screening is installed to all doors and windows for additional security. Hot water is delivered via a gas continuous flow system and there is a 4.0kW solar panel system on the roof with further extension possible. The house was fully repainted and the main bathroom renovated in 2018, and the carpet replaced in 2020. There is also secure garaging for three vehicles. Outside there have been significant improvements including recent re-surfacing of the driveway with attractive landscaping and garden beds around the property. There are two rain water tanks, one of 4,500L adjacent to the house, the other of 22,500L capacity with an electric start, petrol operated fire pump connected. There is a large shed (10m x 12m) with a workshop fitted out with a large workbench and shelving, located close to the house. The shed has a full drive-through with high and wide roller doors allowing easy storage of a large RV or a heavy vehicle and a second remote operated roller door for additional vehicle parking. There are both lights and fans installed and it has both 15 Ampere and 10 Ampere power. 7 Rag Holmes Lane is a unique opportunity providing serenity, privacy, security with all the features you would expect from a lifestyle block. Everything has been done! Just move in and enjoy!