

**7A Harrow Lane, Yass, NSW 2582**

**MARQ**

**Sold Acreage**

Wednesday, 6 September 2023

7A Harrow Lane, Yass, NSW 2582

**Bedrooms: 4**

**Bathrooms: 2**

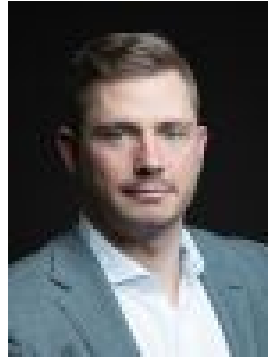
**Parkings: 2**

**Area: 2 m2**

**Type: Acreage**



Sam McGregor  
0261238000



Jason Anasson  
0423821138

**\$1,100,000**

Perfectly sized for the growing family, and set high and private on 5 acres, only a stone's throw from the Yass township, this four-bedroom, two-bathroom, family home is the perfect opportunity to secure space for living – and maybe a horse or two – in the heart of the Yass Valley. Appointed to capture the perfect north-facing aspect and tucked to the rear of a large freehold estate (and backing onto a 100acre private holding), the home is situated to perfectly capture and maximise light, warmth and privacy. Amenity abounds for the horse and outdoor enthusiast, with an oversized, extra-tall double-car shed and lean-to/carport, large, sanded arena and round yard, watered-paddocks and expansive, planned gardens and greenery. Inside, the home is finished 'just-right'; with modern, country-style finishes, that give a cozy, liveable vibe, with timber look flooring in living areas, new carpet, and modern finishes in the kitchen and bathrooms. A large split system is all that's needed to keep the home cool in summer and warm in winter, though a large slow-combustion fireplace forms the heart of the home, for warmth and ambience during the cold winter months. Welcome home, to number 7a Harrow Lane, Yass. A word from our vendors: "We have loved this property – actually, we still do - because it took us far enough away from the stresses of city living, but kept us close enough to the quaint and charming township of Yass, which we love, to stay connected. Harrow Lane gave us a friendly and safe place to create a life where we could switch off and relax; we're surrounded by not only picturesque scenery but friendly, likeminded neighbours who always give us a wave as they go past. The farm itself was designed with a practical purpose and a passion for horses – and every tree, shrub and flower was planted with beauty, privacy or shelter in mind." - Modern, single level, colonial-style north facing home, appointed with all the creature comforts of an easy care, low-maintenance, small acreage home. - Four bedroom, two-bathroom home, serviced by a large, segmented, open plan living area, heated and cooled by a large split system, ceiling fans in master bedroom and a freestanding slow-combustion burner in the main living room. - Large master bedroom with well-appointed walk-in-robe and modern ensuite - 3 further bedrooms, serviced by a large, well-finished and modern bathroom with shower and bath - Large, functional and modern kitchen with lots of storage, stone benchtops, Westinghouse four burner gas cooktop and electric oven, Fisher and Paykel dishwasher - Timber-look laminate flooring throughout living areas, as-new carpet in bedrooms. - Instantaneous gas hot water, 5000l rain water tank (connected to toilets, washing machine), town water. - 5 acre free-hold block, segmented into multiple horse paddocks by new, mains-powered electric fencing, all serviced by troughs plumbed to town water - Large (7m x 7m) shed + carport/lean to (7x3) (extra tall – 4.8m high) with power, side-mounted carport for float or vehicle parking - Sanded arena (20m x 40m) and 20 x 20m round yard. - Established landscaping around the land, comprising over 100 trees, including all boundaries planted with natives or Leighton Pines for screening, as well as southerly wind break and privacy screen comprising almost 30 established trees. - A short walk or drive to the many amenities available in Yass town – including Woolworths, Aldi, Post Office, Cafés, Yass Public School, Yass High School, Boutique Shopping, wineries and restaurants and the Yass show grounds.