

# 8 Wellington Road, Yass, NSW 2582



## House For Sale

Saturday, 18 November 2023

8 Wellington Road, Yass, NSW 2582

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 827 m2**

**Type: House**



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## Contact Agent

Step into a world of sleek sophistication in your brand-new, custom-built family home, nestled in the newly established Wellington Road, while enjoying stunning views of the rolling hills. This gorgeous family home combines modern luxury with versatile spaces, providing the perfect backdrop for your family's cherished moments. As you step through the front door, a beautifully crafted formal lounge/media or office space awaits with internal sound insulation, offering versatility for entertaining or quiet relaxation. The heart of the home beckons with an open-plan kitchen and family living area. A wall of sliding doors and strategically placed skylights floods the space with natural light, creating an inviting and airy ambiance. The fabulous kitchen boasts quality stainless steel Bosch appliances, including a 900 under-bench electric oven and 5 burner gas hot plates including an oversized wok burner a spacious island with a 40ml Caesarstone bench and waterfalls, and a layout designed for both social gatherings and family activities. The master suite, tucked away for privacy, features a Juliet balcony, walk-through wardrobe, and a beautifully crafted ensuite with double vanities and an oversized shower. Three additional bedrooms, all with built-in sliding mirror wardrobes, offer flexibility for a growing family or the perfect setting for a craft room and guest accommodations. Enjoy year round comfort with your zoned Toshiba heating and cooling system, double-glazed windows and doors, R2.5 insulation in the walls, and a 5kw solar system for energy efficiency. NBN ready, security system, gas infinity hot water, custom-designed tapware, IXL heat lamps in bathrooms, Italian tiles, and plush carpeting in bedrooms ensure a lifestyle of convenience and luxury. Outside, discover the potential to create your own garden oasis. The spacious yard, complete with double gates, is perfect for chooks, a veggie patch, or even a trampoline. The large double garage with internal access adds to the convenience, perfect for the tradies. Located in the charming country town of Yass, with medical facilities, supermarkets, schools, bowling and golf clubs, boutique wineries, and Murrumbateman nearby, and Canberra an easy hour's commute, this home offers a perfect blend of tranquility and accessibility.

Features

- Double glazed windows throughout
- Security system
- 5kw Solar system
- Internal sound insulation in 2 rooms
- Zoned Toshiba heating and cooling system
- R2.5 insulation throughout
- 40ml waterfall island bench
- High quality stainless steel appliances
- Strip lighting
- Italian tiles throughout
- Double garage with internal access