

352 Wargeila Road, Yass, NSW, 2582

WINDROSE

Acreage Semi-rural For Sale

Friday, 27 September 2024

352 Wargeila Road, Yass, NSW, 2582

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Type: Acreage Semi-rural

Two homes, one expansive haven.

Discover a unique opportunity for versatile living or investment potential in this scenic 23-acre estate, located in one of the most sought-after pockets in Yass. With two separate dwellings amidst rolling hills and natural beauty, this property offers both privacy and unlimited potential.

Welcome home, to 352 Wargeila Road, Yass.

Perfectly positioned with double frontage to Fairy Hole Creek, this rural haven is not just a place to live, but a lifestyle choice for those valuing peace and space. The main residence features an open-plan living area with vaulted ceilings, enhancing the sense of space and light, and includes a modern kitchen with a gas top and electric oven, perfect for home-cooked meals enjoyed against an idyllic country backdrop. The home comprises three bedrooms, each with built-in robes, a functional three-way bathroom and a slow-combustion fireplace.

Adjacent to the main house is a charming two-bedroom, one-bathroom secondary dwelling, offering additional accommodation for family or potential rental income. Finished with a quaint landscaped garden, as well as a deck for enjoying morning coffees and a firepit for relaxing with an evening wine.

Outdoor living is made easy with landscaped garden surrounding the home, a vegetable garden and an extensive, covered entertaining area servicing the main house. The block is divided into multiple paddocks, serviced by two dams and is ready for horses or livestock.

At a Glance:

- ☑ 9.4Ha (23 acres) block with water frontage to Fairy Hole Creek
- ☑ Two dwellings
- ☑ Main house with three bedrooms and a three-way bathroom
- ☑ Open plan living/dining space with vaulted ceilings
- ☑ Modern kitchen with gas cooking, dishwasher and large pantry space
- ☑ Secondary dwelling perfect for guests or additional income, with two bedrooms, one bathroom and open plan living/dining/kitchen
- ☑ Extensive deck and covered entertaining area to the rear of the main house
- ☑ Deck and firepit to the rear of the second dwelling
- ☑ Double car shed with workshop
- ☑ 110,000-liter rainwater tank
- ☑ Block divided into multiple paddocks
- ☑ Two dams

Location Highlights:

- ☑ Tucked away from the main road ensuring privacy and tranquillity
- ☑ 7-minute drive to Yass main street with multiple amenities, cafes, pubs, schools and medical facilities
- ☑ 10-minute drive to Hume Highway
- ☑ 40-minute drive to ACT border
- ☑ Access to regional hubs via nearby roads, making it easy to connect to wider community offerings

This property is an ideal choice for those looking to invest in a lifestyle that offers both functionality and the freedom to grow and explore in a beautiful country setting. Whether you're looking for a family home with space for everyone or a property with income potential, this estate is ready to meet all your needs.