

**30 Discovery Drive, Yass, NSW 2582**

**WINDROSE**

**House For Sale**

Thursday, 4 July 2024

30 Discovery Drive, Yass, NSW 2582

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 780 m2**

**Type: House**



Sam McGregor  
0262271359

**\$920,000 - \$970,000**

An expansive five-bedroom home, boasting a versatile floorplan with three large living areas and a separate dining or study space, spanning over 300sqm under roof and set on a well-appointed 780sqm block – this modern, spacious family home is set high and private, with views back across the Yass Valley – and ticks all the boxes for residential living in the vibrant and charming community of Yass. Welcome home, to number 30 Discovery Drive. This exceptionally spacious home is nestled in an elevated position among other high-quality properties, in one of the most sought-after locations in the township of Yass. Offering breathtaking views, this standout home is a gem in the community. A sunny, large, master bedroom complete with a walk-in robe and ensuite, ensures private comfort for the parents. A further four large bedrooms, all with built in robes, are spacious, comfortable and light-filled. A versatile study space or informal dining area is tucked adjacent to the large, open plan and modern kitchen (with ample cupboard space, a large pantry, and a lengthy breakfast bar, perfect for casual dining and gatherings) – which forms the heart of the home. The living spaces are grand, with three spacious rooms - including a large sitting and meals area leading from the kitchen, a formal living, sitting or parents' space (large enough to be segregated to serve multiple purposes), as well as a large media/rumpus flowing directly from the kitchen/sitting and meals area. The indoor-outdoor transition is seamless, boasting glass sliding doors that open to a covered alfresco and a lush green lawn, and large, flat and open backyard. Comfort is guaranteed throughout the seasons with ducted heating and cooling, and security is taken care of with a comprehensive alarm system. Additional features include a well-proportioned double garage with remote roller doors and internal access, and recently completed beautiful stone wall landscaping that enhances the home's curb appeal.

**At a Glance:**

- Expansive home of 253sqm living (approx.. 300sqm under roof), set on a 780sqm block
- Located high with panoramic views across the Yass Valley
- Large master bedroom with a walk-in robe and ensuite
- Versatile study space or informal dining area adjacent to kitchen
- Offers three large living areas, all flowing from the large, modern kitchen which forms the heart of the home
- Modern kitchen with ample storage, large pantry, a breakfast bar, equipped with modern stainless Bellini appliances
- Ducted heating and cooling throughout and an alarm system for added security
- Outdoor living includes a covered alfresco and a large, flat, private backyard and large tool/storage shed
- Double garage with internal access, large concrete driveway facilitating further off-street parking
- Situated among other high-quality homes in a sought-after part of Yass, a short walk or drive to the many amenities available - including IGA, Woolworths, Aldi, Post Office, Cafe's, School's, Hospital, Boutique Shopping, wineries and restaurants

**Location Highlights:**

- Close proximity to numerous primary schools, high schools and childcare facilities
- 3-minute drive to local shops including IGA, Hardware Store, Bottle shop and Pharmacy
- 7-minute drive to main street of town with local shops and essential services including Woolworths and Aldi
- 38-minute drive to ACT border and 57-minute drive to Canberra CBD.