

56 Merriman Drive, Yass, NSW 2582



House For Sale

Wednesday, 26 June 2024

56 Merriman Drive, Yass, NSW 2582

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 631 m2

Type: House



Edwina Brown

0429327059

\$749,000

Welcome to your dream home in Yass! Poitioned in a family friendly street, this four bedroom gem is just a stone's throw away from parklands and within walking distance to the main street. Step inside and you'll be greeted by a light filled living spaces and a modern, up-to-date kitchen that is sure to be the heart of your home. The kitchen boasts all the amenities you need for culinary adventures, making it a haven for the aspiring home chef. With sleek finishes and plenty of storage space, this kitchen is both stylish and functional. During the colder months, you'll enjoy the cosy warmth of the slow combustion heating, creating a welcoming ambiance for relaxation or entertaining guests. In addition, the ducted conditioning provides year-round comfort, ensuring that you'll stay cool in summer. The four bedrooms in this home are generously sized, providing ample space for your family or guests. The layout is practical and efficient, making it easy to create your own oasis in each room. The renovated family bathroom is neutral and well-appointed, offering convenience and functionality for your everyday needs. One of the highlights of this property is the full length covered alfresco entertaining area that will become your perfect place for weekend barbeques while the children enjoy the expansive lawns. Side vehicle access is a valuable addition. The location of this property is truly unbeatable. Situated on the high side of the steet, you'll enjoy far reaching views while still being close to amenities. The proximity to the parklands provides an excellent opportunity for leisurely walks or sports, while the main street is just a short stroll away, offering a range of shops, cafes, and community groups for your convenience. In summary, this four bedroom home in Yass offers a wonderful combination of modern living, convenient amenities, and an excellent location. Don't miss out on this opportunity to own your dream home in this sought-after area. Contact us today to arrange a viewing. At A Glance Lot: 6 DP: 709704 Block Size: 631.1m2 *Four bedroom home located within a sought after area close to *parklands *Light and airy living areas with neutral colour scheme and ambiance of a slow combustion heater *Modern combined kitchen and dining with a wealth of storage, diswasher and gas/electric cooking overlooking the rear yard. *The four bedrooms open off a private hallway with the master being full width. *The family bathroom is fresh and neutral and includes a separate w/c for convenience. *Both slow combustion heating and ducted airconditioning ensures year round climate control. *Full length alfresco entertaining area overlooks the back yard *The fully fenced back yard is ideal for children and pets with generous lawns. *Coveted side vehicle access *Solar Panel installation back to the grid.