

90 Rossi St, Yass, NSW, 2582



House For Sale

Monday, 14 October 2024

90 Rossi St, Yass, NSW, 2582

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: House



Andrew Curlewis

0262266331

1920's charm

Eight Glover Drive, Yass, is a lovely family home bursting with thoughtful inclusions providing serene comfort year-round, the garden changing with each season and can be enjoyed from the comfort of the home. Enjoy the sunny enclosed veranda for a place to relax or entertain as the light shines through, zoned under floor heating to keep the home at a consistent temperature, fully insulated spa room and gym, plus heated studio allowing you to work from home or an easy commute into Canberra (62 km to Civic) and on the outskirts of Yass, its easy to duck into town to get the bread and milk.

Land size: 2.78 hectares / 6.8 acres

Living area 354m² internal living, 133m² external living, total area 487m²

Rates \$2,400 p.a (approx.)

Year built: 2002 - 2024

Nestled in 6.8 acres on the crest of a broad hill and surrounded by established landscaping and level gardens to be enjoyed. This home has vistas to take full advantage of its environment and has been carefully crafted for ultimate family living at the forefront. Set well back from the road and welcomed by a tree lined driveway, the home is surrounded by established and level easy-care gardens, giving a picture-perfect outlook from each window. Once inside, the generous open plan living area will both impress, and make you feel like home. This space is tiled for ease of entertaining, and connects harmoniously with the kitchen, separate formal lounge room and flows out to the sunroom and veranda. The centrally located kitchen is the heart of this home, appointed with induction cooking, double pyrolytic oven, Fisher & Paykel double dish drawers, large pantry and plenty of bench and storage space. Designed for ultimate family living, four spacious bedrooms are on offer, three with built in robes, the fourth provides a great option for bedroom or study. The master bedroom is befitting of a home of this calibre, large with a walk-in robe and oversized ensuite. Well-appointed family bathroom, with bath, shower and separate WC. There is also a wonderful drying/mudroom, an ideal inclusion for a country property.

When you think it can't get any better, enter the large recreation building, fully insulated with both a bubbly five-person hot spa and 6m long x 1.5m deep swim spa. This room has been designed with large windows to harness the incredible views of the rolling hills whilst you are swimming or relaxing in total privacy. There is also plenty of room for the gym enthusiast and a full bathroom and wet bar/kitchenette for convenience. This space has reverse cycle heating/cooling unit, and overhead fans providing year-round comfort.

A stand alone Studio/ home office building is cloistered in its own peaceful oasis, perfect for contemplation and creativity. Nestled in a fully fenced private garden and orchard area it has easy access, great natural light, plenty of work areas, storage and an unexpected dark room. Three separate rooms allow work zones to be configured to your specific needs. It enjoys reverse cycle AC and overhead fan. Tea making plus hot and cold water are available in the dark room.

Outdoors, there is so much more to explore. Your own piece of paradise, the established ever-changing florals and greenery framing the home offer so many secret spaces in which to relax, unwind and enjoy. The yard is leafy and protected, as the deciduous plants lose their leaves, the pines stay green in the cooler months. The rest of the property has been incredibly well designed, with separate paddocks and a stable to provide for horses, alpacas or any other hobby farm pursuits you may dream of, including a chicken shed, aviary and 2x greenhouses, pergolas, gazebos and ponds. There are beautiful lawns, established gardens and orchard areas with multiple fruit trees, hazelnuts, almonds and grape, just to name a few.

Some of the many additional features include a triple car garage with internal access and storage room, two additional double carports, under floor zoned heating plus reverse cycle heating and cooling units to provide year-round comfort, ducted vacuum.

In summary:

Modern family home in coveted rural yet convenient location

Less than 5.5 km (5 min) from Yass Town Centre and 62 km (40 min) to Canberra's CBD

Kitchen with ample bench and storage space, pendant lighting, induction cooktop, double pyrolytic oven, large pantry and

double dish drawers

Master bedroom with walk in robe and ensuite

Three additional bedrooms, two with built in robes

Family bathroom with bath, shower and separate WC

Large separate laundry and separate drying/mudroom

Under floor zoned heating and R/C units

Multiple car garage with internal access plus two additional double carports

Large recreation building, fully insulated with wet bar/kitchenette and bathroom plus reverse cycle heating and cooling, overhead fans with provision for easy conversion to other uses.

Large studio/ home office with two workrooms, storage and a dark room, plus reverse cycle heating and cooling and overhead fan.

Easy access equipment storage shed attached to the studio

2 x 22,500 L water tank - plumbed to the house and yard

Separate paddocks, horse stable, chicken shed, aviary & two greenhouses, gazebos, pergola ponds

Town water, gas and garbage collection available

Beautiful established landscaping with seasonal florals framing the home

Working farm/gardening equipment may be included with the sale

For sale by EOI, expressions of interest closing at 5:00pm Friday 15th November 2024, if not sold prior.

*All efforts have been made to make sure this information is correct; however, you should make your own enquires and rely on them.