

42 Zouch Rd, Yass, NSW, 2582

WINDROSE

Land For Sale

Monday, 2 September 2024

42 Zouch Rd, Yass, NSW, 2582

Type: Land

Build tomorrow's memories, today.

Exclusive Rural Retreat: 42 Zouch Road, Yass.

Unlock the door to your dream countryside life with this exceptional 4.35ha (approximately 10.75 acres) free hold plot - a rare gem, just 8 kilometres to Yass via sealed roads. With its spectacular mix of timber and improved pasture, secure fencing, and a well-maintained dam providing ample stock water, this parcel offers both beauty and practicality, ready for your rural-lifestyle dream.

Recently enhanced with a charming, habitable shed complete with a shower, toilet, kitchenette and gas hot water system, this property is not just land - it's been a weekend escape that has been cherished by the current owners. The ready-to-use amenities and the inclusion of a water tank and garden shed add to the comfort and convenience.

Whether you're planning to build your forever home, seeking a peaceful retreat, place to explore nature or start a small hobby farm, 42 Zouch Road presents an unparalleled opportunity in one of Yass Valley's most desirable locales. One of the very few vacant freehold blocks left in the region, this one offers a lifestyle that many dream of but few attain and is sure to move quickly contact Sam McGregor, Windrose Property, to arrange a viewing today.

At a Glance:

📏Size: 4.35ha (approx. 10.75 acres)

🏠Building Entitlement: Available with no time limit to build; suitable for dual occupancy/multiple dwellings

🔌Utilities: Access to battery power and phone (1kw solar system delivering 470amph at 48volt, 3kva inverter) - equipped with a battery-powered, quaint habitable shed featuring a shower, toilet, and gas hot water system

💧Water: Includes a water tank and a good-sized dam for stock water

🌿Added Features: Gravelled driveway, garden shed

Location Highlights:

📍Within 8km of Yass CBD via sealed roads

🌅Stunning views of sunrise and sunset ideal for dual occupancy setups

🏡Close to community amenities, perfect for families and rural lifestyle seekers, a small hobby farm, lifestyle pursuits or a weekender away from the city.