



# FOR SALE

## GLORIOUSLY PRETTY AS A PICTURE WITH VIEWS OUT OVER THE RIVER AND OVER THE VALLEY

Cocooned gently and on the high side of Rossi Street, in the picturesque country town of YASS, on a spectacular corner block, enjoying the birds and all of the beautiful things that Yass does so well, the scenery, nature, the lovely natural light, this very pretty home will welcome you with open arms and look after you for many years to come.

Pretty extension adds a new generous master bedroom suite with mirrored sliding door robes, a divine ensuite bathroom with free-standing ceramic bath, separate generous shower, vanity and toilet. It also adds an open study room off the kitchen and dining rooms that could be used as a playroom, arts and crafts room, additional living or rumpus. The extension includes a stylish step-down living/family room with double glass sliding doors outside, a pretty verandah facing north, to the rear, set amongst the wonderful gardens and views over the countryside. All of the extension includes new insulated walls and insulated ceilings.

Your new home comes with 18 panel, Solar Electricity installed 2 years ago.

The kitchen has been lovingly renovated and greets your family and guests as they come through the entrance hall, as proud as can be. It boasts a large central island for drinks, parties and servery. An electric 4-burner cooktop and electric under bench oven, along with a dishwasher, stainless steel basin and strainer, keeps all of the cooks in the family very happy, and the additional pantry/laundry room with basin and shelving can accommodate any excess the kitchen might like to store.

The dining room can double as a dining and additional living room as well with trinket and family heirloom shelving built onto the wall.

Two original bedrooms are placed beautifully down the hall with breath-taking ceilings and new carpet flooring. The renovated and new main bathroom services guests and family with a separate shower, toilet and vanity.

The Cyprus Pine floorboards have also been lovingly brought back to life and present beautifully

3 BED | 2 BATH | 2 CAR

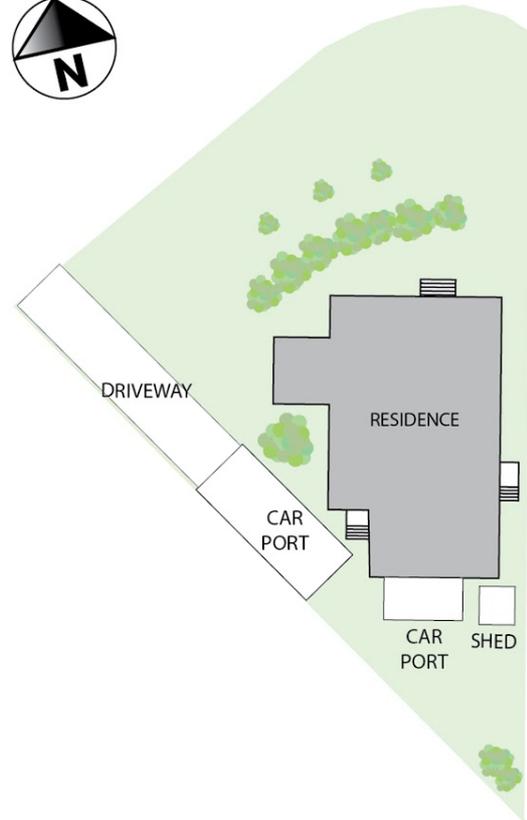
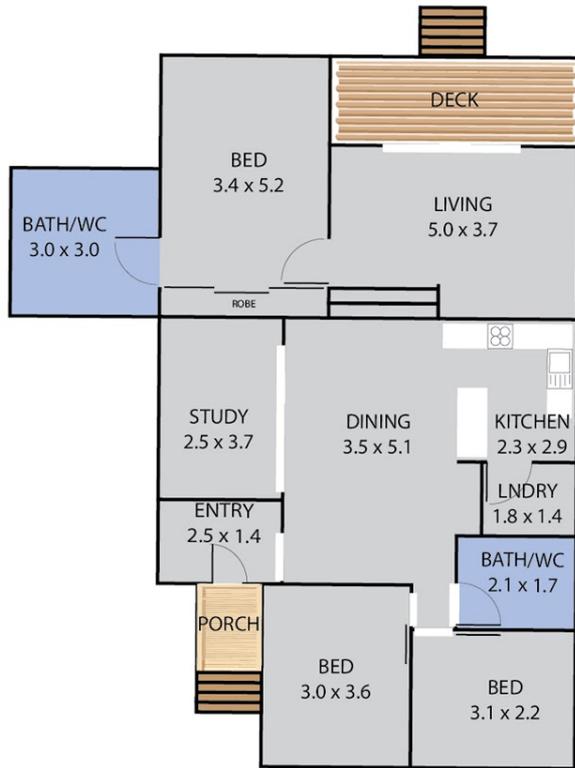
PRICE:  
\$695,000

OPEN FOR INSPECTION:  
N/A



**Stephanie Hendry**  
**0404491413**

[stephanie@thepropertyagents.com.au](mailto:stephanie@thepropertyagents.com.au)  
[www.thepropertyagents.com.au](http://www.thepropertyagents.com.au)



*Stephanie Hendry*  
FREELANCE AGENT

2 Rossi Street, Yass, NSW 2582

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

**Stephanie Hendry**  
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stephanie@thepropertyagents.com.au  
www.thepropertyagents.com.au

