




# FOR SALE

# Cappello & Co

75 MCCLURE ROAD, YENDA, NSW, 2681

Property

5  | 2  | 4 



## OPEN SKIES, INDOOR POOL AND ROOM TO BREATHE

Surrounded by borrowed views over farmland, with nothing but open skies and working paddocks beyond the fence line, this refurbished single-level residence on 5,538sqm (approx.) presents four bedrooms plus a granny flat in a setting well removed from the noise of everyday life. Exposed red brick walls and a thorough, recent refurbishment establish a warm, inviting interior that echoes the lush, open surroundings, offering a move-in-ready standard of living without the burden of excessive upkeep.

Expansive informal and formal living and dining areas are centred around a well-appointed modern kitchen with induction cooking, dishwasher and a walk-in pantry, with sliding doors opening to a verandah and gabled pergola over beautifully lawned gardens. Long afternoon barbecues spill naturally from inside to out, with the gardens stretching out for children to run and play, whilst a unique, heated indoor pool sits just beyond, adding a spectacular recreational dimension that elevates this already impressive family home to another level entirely. Four robed bedrooms and two bathrooms include the main bedroom with a walk-in robe and ensuite, with a fully self-contained granny flat offering outstanding versatility as guest accommodation, extended family living, or a farm stay income opportunity.

A substantial shed on a concrete slab with solar panels and a double garage with rear access further the appeal for those seeking space and storage for machinery and cars, whilst comfortable additions, like ducted air conditioning, split system heating and cooling, and underfloor heating, complete a remarkably well-rounded rural package. Just minutes from Yenda's schools, the pub and golf course, and just over 15km from Griffith, the seclusion and

PRICE:

\$1,000,000 - \$1,100,000

OPEN FOR INSPECTION:

May 23 at 11:00am - 11:30am

## Gavin Cappello // 0458 684 518




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This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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