



45 Morton Avenue, Yass

The Ultimate Family Escape on 1.5 Acres




Sellers are relocating interstate- this property must be sold

Act fast, this is a genuine must-sell opportunity. With the owners committed to moving interstate, this spacious family property on 6,003m (1.5 acres) must be sold, presenting incredible value for buyers seeking space, lifestyle and convenience.

Offering privacy and room to move, the home features two generous living areas, including a large open-plan family and dining zone plus a separate lounge, perfect for families and entertainers alike. The well-appointed kitchen includes granite benchtops, island bench, pantry, dishwasher and 1 sink, all centrally positioned to overlook the main living space.

The home comprises a spacious master bedroom with private ensuite, while the additional bedrooms include built-in wardrobes and ceiling fans. A dedicated study provides the ideal work-from-home setup, and the northerly aspect fills the home with natural light throughout the day.

Comfort is assured year-round with ducted gas heating, evaporative

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FOR SALE
By Negotiation

VIEW
By Appointment

AGENTS
Pauline Jenkins
pauline.jenkins@ljhwodenweston.com.au

AGENCY
LJ Hooker Woden | Weston
(02) 6288 8888

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

cooling throughout, plus a split system in the main living area. Additional features include both gas and electric hot water, 2 x 26,000L rainwater tanks, and energy-efficient solar panels.

Outdoors, the lifestyle continues with beautifully maintained lawns, established gardens and multiple entertaining areas. A standout feature is the in-ground saltwater pool with a covered poolside space, perfect for relaxing or entertaining family and friends.

The large shed/man cave adds further appeal, offering excellent space for hobbies, storage or trade use, along with a workshop zone, extensive storage and a dedicated dog run.

Lovingly maintained and packed with features, this is a rare opportunity to secure an acreage lifestyle property where the owners are motivated and ready to move.

Don't miss out, inspect today.

Land -6003m2
Living area- 232m2
Year built -1985
Rates- \$792 pq approx

MORE DETAILS

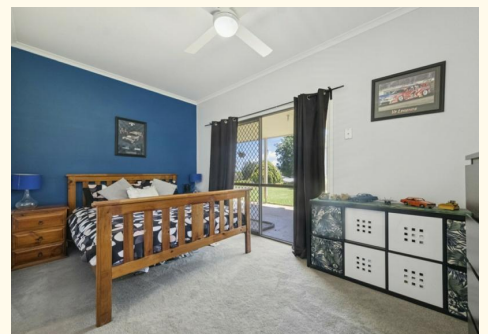
Property ID	JMPH5W
Property Type	AcreageSemi-rural
House Size	232 m2
Land Area	6003 m2

Pauline Jenkins

Licensed Agent ACT/NSW | pauline.jenkins@ljhwodenweston.com.au

LJ Hooker Woden | Weston (02) 6288 8888

23 Brierly Street, WESTON CREEK ACT 2611
westoncreek.ljhooker.com.au | reception@ljhwodenweston.com.au





The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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