




45 Morton Avenue, Yass

## The Ultimate Family Escape on 1.5 Acres

If you've been searching for a property that offers true breathing room without giving up the benefits of town living, this exceptional residence is sure to capture your heart. Set on an expansive 6,003m<sup>2</sup> (1.5 acre) block, it delivers an impressive sense of space, privacy and comfort, perfectly suited to growing families, entertainers, tradies, hobbyists, or anyone seeking a relaxed lifestyle with convenience close by.

Inside, the home boasts two generous separate living areas, including a large open-plan family and dining room complemented by a separate lounge, ideal for both everyday living and hosting guests. The well-appointed kitchen features granite benchtops, a dishwasher, pantry, 1½ sink and an island bench, all positioned to overlook the main living hub.

Accommodation includes a spacious master bedroom with private ensuite, with additional bedrooms all offering built-in wardrobes and ceiling fans. A dedicated study provides the perfect work-from-home setup, while the northerly aspect ensures beautiful natural light throughout the day. Year-round comfort comes courtesy of ducted gas heating, evaporative cooling throughout the entire house and a additional split system in the main living area, both gas and electric

4  2  6 

**FOR SALE**  
1,100,000 - \$1,150,000

**VIEW**  
Sat 11th Apr @ 12:00PM - 12:30PM

**AGENTS**  
Pauline Jenkins  
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**AGENCY**  
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All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

hot water systems, 2 x 26,000L rainwater tanks, and energy-efficient solar panels.

Outdoors, the lifestyle benefits continue. The home is surrounded by immaculate lawns, extensive established gardens, and inviting outdoor entertaining areas. A beautiful in-ground saltwater pool sits at the heart of the backyard, complete with a covered poolside space where you can relax, keep an eye on the kids, or entertain family and friends in style.

A standout feature is the large shed/man cave, providing the perfect space for hobbies, storage or extra workspace. The property also includes extensive storage areas, a workshop zone, and a dedicated dog run, ideal for animal lovers or those needing added utility space.

Lovingly maintained and presented to a high standard, this impressive property is offered for genuine sale and is sure to appeal to a wide range of buyers.

Don't miss this opportunity, come and inspect for yourself and experience the incredible lifestyle on offer.

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

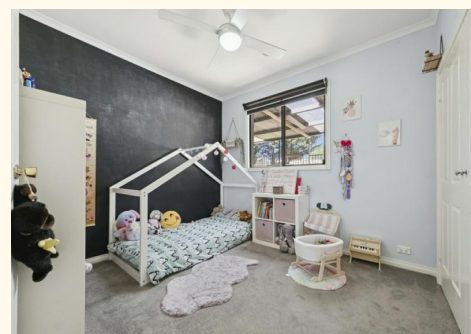
### Pauline Jenkins

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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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