

Yass, 18 Ford Street

VENDOR RELOCATING - PRICED TO SELL

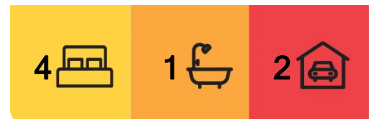
Welcome to 18 Ford Street, Yass - a charming- home offering space, privacy, and endless possibilities on a generous block, surrounded by established landscaped gardens.

This R1 zoning allows for a wide range of development opportunities, including attached dwellings, dual occupancies, Bed and breakfast accommodation, Hotel or motel accommodation, child care facilities, community facilities, multi-dwelling housing, residential flat buildings, senior housing, serviced apartments, recreational facilities, shops, and more.

Inside, you'll find four spacious bedrooms, including a study that opens to a peaceful outdoor sitting area surrounded by lush greenery - the perfect spot for quiet reflection or a morning coffee. A soundproof versatile room serves as an ideal retreat for musicians, podcasters, or hobbyists. Two separate living areas provide ample flexibility for family living, entertaining, or relaxation, all within interiors that exude warmth and character.



Disclaimer: 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.



For Sale
By Negotiation

View
ljhooker.com.au/HVKH5W

Contact
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LJ Hooker Woden | Weston
(02) 6288 8888

The home features a large bathroom with a corner spa for ultimate relaxation and two toilets, offering convenience and functionality for busy households or entertaining guests.

The outdoor spaces truly set this home apart. The expansive entertaining area is perfect for hosting guests or enjoying quiet moments. The fully fenced backyard offers both privacy and functionality, with plenty of space for kids and pets to play, as well as room to park a caravan or boat. Surrounding the property, beautifully landscaped gardens create a tranquil oasis, perfect for relaxing by the fire pit or dining under the alfresco. The property also boasts a two-car garage, adding extra convenience and secure storage for vehicles or tools.

Located in the desirable town of Yass, this home enjoys the balance of a private, peaceful setting while being conveniently close to schools, shops, parks, the river, and other local amenities.

Key Features:

- 4 spacious bedrooms
- Dedicated study with access to a tranquil outdoor sitting area surrounded by greenery
- Soundproof versatile room, perfect for musicians, creatives, or hobbies
- 2 separate living areas, offering flexibility and comfort
- Expansive outdoor entertaining area, ideal for gatherings
- Fully fenced backyard with space for kids, pets, or parking for a caravan/boat
- Established landscaped gardens providing peace and privacy
- Two-car garage for secure parking and additional storage
- Large split system for heating and cooling
- Electric log fireplace
- Gas panel heater in living area
- Conveniently located near the river, schools, shops, parks, and local amenities
- Garden sheds

This home is perfect for anyone seeking a property with character, versatility, and serene spaces to enjoy and entertain, or if you are looking for a great block of land to develop.

Make 18 Ford Street, Yass, your dream retreat today Pauline on 0410 401 902 to arrange an inspection!

Year Built: 1940 (approx)

Rates: \$2,400.00 (approx)



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More About this Property

Property ID	HVKH5W
Property Type	House
Land Area	1026 m2

Pauline Jenkins 0410 401 902

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

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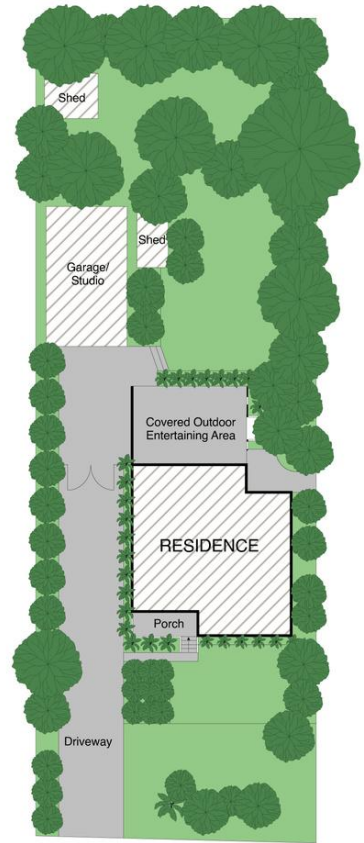
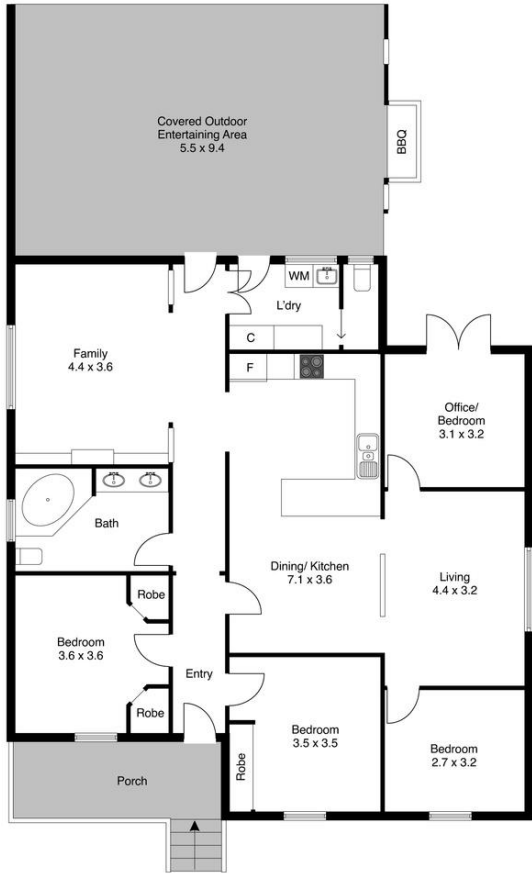
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The site plan and area not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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