

2 Olden Crescent, Yass

Charming 1928 Solid Brick Residence. Central Location.

A charming and beautifully maintained 1928 solid brick residence in an ideal central Yass location. The home has been updated over the years and is in wonderful condition.

The entrance is enhanced by a wide verandah with solid timber flooring. There are 3 bedrooms 2 bathrooms and two expansive living rooms. The carpets were all replaced 3 years ago. Other flooring is the amazing vinyl plank in the kitchen and tiles in the bathrooms.




The kitchen is a large country style with gas cook top, electric oven and dishwasher and walk-in pantry.

Climate control is by ducted gas heating and RCAC.

Hot water is provided by a gas powered storage system.

There is ample storage in the home complemented by a loft accessed by a discreet pull-down ladder.

There are 12 solar panels on the roof, two water tanks and a reticulated watering system for the gardens which are superb and provide a delightful setting for the home.

3  2  2 

FOR SALE
\$920,000 - \$980,000

AGENTS

Naish Stormon
0488 164 426
naish.stormon@ljhooker.com.au

AGENCY

LJ Hooker Country Canberra
(02) 6213 3999

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**

Do not miss this!! Call me now to arrange an inspection or be at the next Open Home.

Naish Stormon, L J Hooker, 0488 164 426

Features

- Kitchen is country style, gas cook top, electric oven, dishwasher, walk-in pantry
- Climate control: ducted gas heating, RCAC
- Hot water: gas powered storage system.
- Carpets replaced 3 years ago
- Ample storage complemented by a loft
- 12 solar panels
- Two water tanks and reticulated watering system
- Lot X DP 342127
- UV: \$372,000
- Rates: \$3,318.79
- Built : 1928
- Land: 1,119m2
- Living:170m2
- Verandah: 43m2
- Garage: 21m2
- Carport: 21m2

MORE DETAILS

Property ID	HSJ09
Property Type	House
House Size	210 m2
Land Area	1119 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Solar Panels

Naish Stormon 0488 164 426

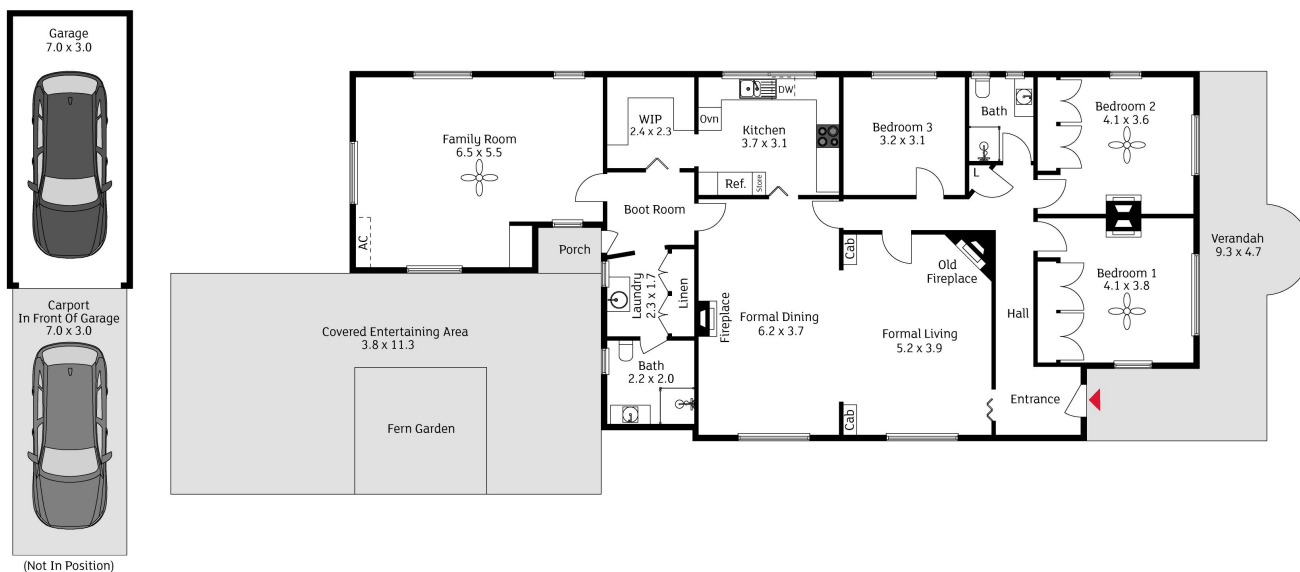
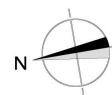
Licensed Agent | Yass Specialist | naish.stormon@ljhooker.com.au

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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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