



2 Yarrah Drive, Yass

Sophisticated, Elegant, Convenient, Executive Family Home. Wonderful Location

Images are artist's impression and for illustrative purposes only.

A superb Executive Ensuite Family Home on a fully landscaped low maintenance block in the wonderful 'Yarrah' development. There is a substantial number of finished homes at Yarrah and 2 Yarrah Drive is surrounded by prestige homes in a first quality area of the development. The home offers 4 generous sized bedrooms, the main with ensuite bathroom and walk-in wardrobe, the other three, centred on the family bathroom and separate toilet with hand basin, have built-in wardrobes and are separated from the main bedroom by the living areas, offering privacy for all.

There are two living areas and a dedicated study plus a 25m2 alfresco under the main roof - a house which provides space for every member of the family. The Media Room could also be a 5th bedroom. The kitchen includes a large butler's pantry, in-built wine storage and an excellent island bench which holds a double sink and dishwasher. The expansive family and dining rooms extend from the kitchen. The well-designed laundry includes a walk-in linen room and ample

4 2 2

FOR SALE
By Negotiation

VIEW
By Appointment

AGENTS

Alan Tongue
0412 630 977
atongue@ljhookercountry.com.au

Troy Thompson
0408 694 917
troy.thompson@ljhooker.com.au

AGENCY

LJ Hooker Country Canberra
(02) 6213 3999

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Interested parties must rely solely on their own enquiries.



storage.

Floor coverings are the outstanding vinyl plank, quality tiles and carpet.

The 2.55m ceilings and square-set cornices add to the modern and spacious feel of this home.

Climate control is via ducted RCAC and effective insulation.

The house is well oriented on the block, being North facing, and arranged to provide significant and functional outside space with an exceptional outlook.

- Lot 1, DP 1269136
- Living: 189.5m²
- Alfresco: 25.2m²
- Porch: 5.3m²
- Dble Garage: 36m²
- Land Rates: \$3,094.19
- Built 2025

This superb family home is being built now and provides an excellent opportunity to have a say in finishes. Colour selection is by interior designer Jen Mcallister.

Call me now to arrange an inspection or be at the next Open Home to discuss how you may achieve it.

Note: the images on the websites are artist's impressions

Naish Stormon, L J Hooker, 0488 164 426

MORE DETAILS

Property ID	HNJ09
Property Type	House
House Size	189 m ²
Land Area	701 m ²

Alan Tongue 0412 630 977

Licensed Agent | atongue@ljhookercountry.com.au

Troy Thompson 0408 694 917

Director | Head of Land Marketing | Licensed Agent |
troy.thompson@ljhooker.com.au

LJ Hooker Country Canberra (02) 6213 3999

Suite 2C, Level 1, Gungahlin Village, 46-50 Hibberson Street,
GUNGAHLIN ACT 2912

countrycanberra.ljhooker.com.au | country@ljhookercountry.com.au



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This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. LJ Hooker 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.

