




3 Hatton Drive, Yass

## The Ultimate Outdoor Entertainer - Four Bedrooms and a Backyard landscaped for Entertaining

Discover this impressive 4-bedroom ensuite home on a beautifully landscaped 1561m<sup>2</sup> block in prestigious Hatton Park! Surrounded by quality homes and less than 1.0km from Yass Town Centre, this property delivers unbeatable convenience to local schools, scenic parks, and vibrant shops—all just a short stroll away. There are four excellent bedrooms and a study nook for added versatility. The main bedroom boasts a spacious walk-in wardrobe and a unique custom-designed built-in wardrobe, while the other bedrooms each feature built-in wardrobes. Enjoy two separate living areas—one formal and one for family—thoughtfully positioned apart from the home's private rooms, creating an ideal blend of privacy and flexible living. Every corner of this house exudes comfort, security, and a wonderful sense of liveability.

The designer kitchen features a large walk-in pantry, dishwasher, and a ceramic cooktop. It leads into the spacious central family living and dining area, which flows out to the home's very private and sheltered

4  2  2 

**FOR SALE**

Please Call

**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**

alfresco area. The fully irrigated garden features a sculptured private setting and a separate entertaining area, including a gazebo and a fire pit. For those with a green thumb, there's a purpose-built garden shed. DIY enthusiasts will appreciate the separate tool shed.

3 Hatton Drive uses all-electric systems and features 33 solar panels supported by a large solar battery. The property also includes a gas line.

Experience year-round comfort with double-glazed windows throughout the home, state-of-the-art ducted reverse-cycle air conditioning across four zones and superior insulation, ensuring the perfect climate for every season!

Hot water comes from a solar system with an electric boost. The home is connected directly to NBN Fibre to the Premises (FTTP), providing fast, reliable internet-ideal for remote work, online learning, and seamless streaming for the whole family.

Enjoy the elegance of quality tiles and superb floating hybrid floors, enhancing the irresistible liveability of this extraordinary property.

The house is perfectly positioned on the block to showcase the spectacular landscaped grounds. Immerse yourself in the lush beauty of well-established trees, a wide selection of fruit-laden branches, and vibrant vegetable beds. The enchanting gazebo invites you to linger and explore. Plus, there's generous space to securely store your caravan, boat, or car on a concrete slab within the property boundary.

Lot and DP: Lot 8 DP 109476

UV: \$397,000

Rates: \$3,387.45

House Size: 214m<sup>2</sup>

Garage: 36m<sup>2</sup>

Verandah: 19m<sup>2</sup>

Land Size: 1561m<sup>2</sup>

Built: 2011

3 Hatton Drive, Yass is a truly one-of-a-kind family home with standout features, eagerly waiting to be discovered and enjoyed!

Don't miss your chance! Call now to book a private inspection, or join us at the next Open Home. Opportunities like this are rare-act fast!

## MORE DETAILS

Property ID	JJJ09
Property Type	House
House Size	219 m <sup>2</sup>
Land Area	1561 m <sup>2</sup>
Including	Air Conditioning Ducted Cooling Ducted Heating Solar Panels

**Naish Stormon 0488 164 426**

Licensed Agent | Yass Specialist | [naish.stormon@ljhooker.com.au](mailto:naish.stormon@ljhooker.com.au)

**LJ Hooker Country Canberra (02) 6213 3999**

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

[countrycanberra.ljhooker.com.au](http://countrycanberra.ljhooker.com.au) | [country@ljhookercountry.com.au](mailto:country@ljhookercountry.com.au)





The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

3 Hatton Drive, Yass

 LJ Hooker

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