



4 Hatton Drive, Yass

There's something quietly special about this home - not just in how it looks, but in how it's been lived in.

Set within the heart of Yass, this is a property where life has unfolded slowly and meaningfully. Long lunches under the outdoor entertaining area, a large lawn area for backyard cricket, evenings by the pool as the sun drops behind the hills - it's a home that has been shaped by moments, not just design.

Thoughtfully created over time, every element feels considered. The gardens aren't just landscaped - they've been nurtured. From the Weeping Mulberry to the Manchurian Pears which will eventually become a pleached hedge, the crab apples to the quince tree, there's a rhythm to the space that changes with the seasons. Hidden corners, a "secret garden", handmade vegetable beds, and even a propagation station - this is a home for someone who appreciates the process as much as the result. The superb sandstone retaining walls are a feature and the hedges provide privacy.

Inside, the home balances warmth with functionality. A split-level

4 2 2

FOR SALE
\$1,110,000-\$1,150,000

AGENCY
LJ Hooker Country Canberra
(02) 6213 3999

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design creates separation without disconnect, while the north-facing rear brings in natural light where it matters most. The kitchen sits at the centre of it all - practical, well-equipped, and made for gathering - while the living spaces flow easily out to the entertaining areas.

And then there's the feeling - relaxed, private, and just a little bit like you're on holidays at home. The saltwater pool, solar heated, becomes the backdrop to summer. The outdoor spaces invite you to slow down. It's not trying too hard - it just works.

Yass itself continues to grow in all the right ways. A thriving country town with a strong sense of community, excellent local schools, cafes, and everyday conveniences - all within easy reach of Canberra. It offers that balance so many people are chasing: space, lifestyle, and connection, without feeling removed.

This is a home for families who value time together, for those who love the outdoors, and for anyone wanting a lifestyle that feels a little more grounded - but still connected.

Key Property Details

Address: 4 Hatton Drive, Yass NSW

Land size: approx. 1,138m²

House size: approx. 192.06m²

Bedrooms: 4

Bathrooms: 2 (including ensuite)

Garage: approx. 41m²

Year built: 2008

Rates: approx. \$3,236.40 p.a.

UV: approx. \$334,000

Preferred settlement: 30 days

Method of sale: Auction

Indicative range: \$1.1M —\$1.2M

Internal Features

Split-level design

North-facing rear

Double basin ensuite

Large bathroom with new vanity & oversized shower

Formal entry foyer

Roman blinds throughout

Dedicated laundry with storage and bench space

Kitchen with large corner pantry, island bench, gas cooking

Bosch dishwasher & Miele ovens

Microwave/convection combination

Ducted gas heating

Evaporative cooling

Instant gas hot water (Rinnai)

Outdoor & Lifestyle Features

Established landscaped gardens with repeat plantings for continuity

The gardens are stunning in Spring and were featured in the Open

Garden scheme

Secret garden spaces

Mature trees including mulberry, peach, apricot, plum & quince

Handmade vegetable boxes & propagation station

Automatic watering system (6 stations)

Manicured hedges & sandstone retaining walls

Private outdoor entertaining areas

Saltwater pool with solar heating & spa jets

5000L water tank connected to home (toilets and laundry)

6kW solar system

Hills hoist clothesline

Custom garage shelving

Hoselink hoses

Pet droppings compost area

Hidden Fence for pet safe containment

MORE DETAILS

Property ID	M4J09
Property Type	House
House Size	230 m2
Land Area	1138 m2

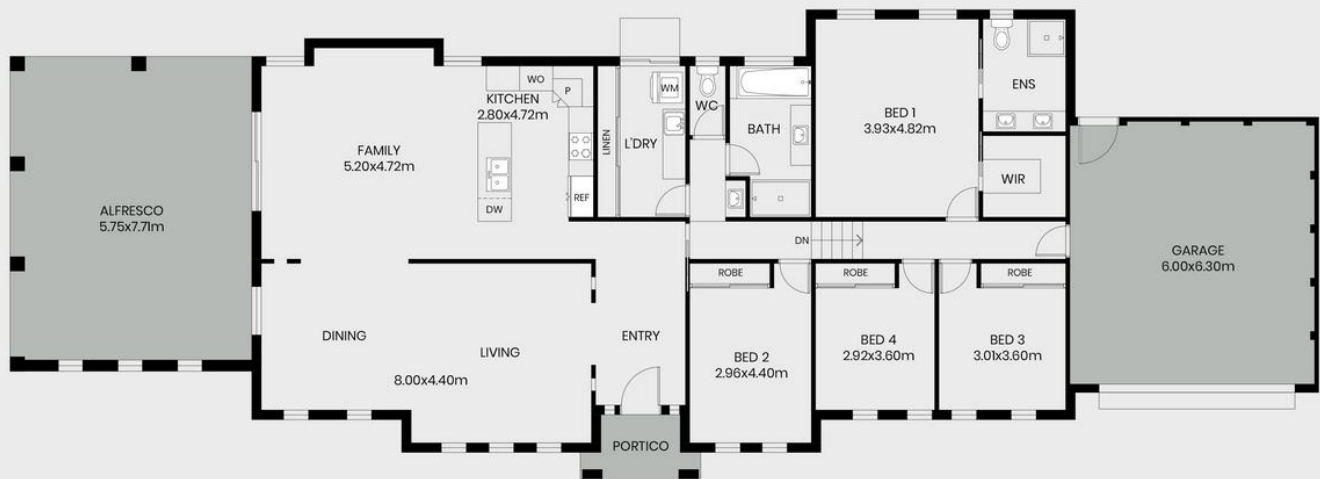
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