



4 Raven Street, Yass

## Renovated 4 Bed Ensuite, Wonderful Location, 1467m2 Block

A delightful and beautifully renovated 4 bedroom ensuite residence (1940 approximate vintage) in an ideal central Yass location. All the bedrooms have inbuilt wardrobes. The home has an attractive streetscape and is on an exceptionally large block. There are two completely separate living areas offering privacy for various members of the family when they would like it. The kitchen/Dining room is a large country-style room with a relatively new range with gas cook top and electric oven complemented by a dishwasher.

Climate control is by a new ducted RCAC system, a slow combustion fire and effective insulation. Hot water is provided by a gas powered storage system.

Floor coverings are polished solid timber boards, tiles and carpet, The completely renovated bathrooms have floor to ceiling tiles in the showers.

The entry is enhanced by an expansive 45m2 return verandah with solid timber flooring. There is a 21m2 solid timber deck at the back of

4  2  1 

**FOR SALE**  
\$820,000-\$890,000

**VIEW**  
By Appointment

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

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

the house. The extensive grounds hold a large garden shed and a 20m2 garage. There is DA approval for a second dwelling.

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

Lot and DP: Lot 29 DP 667610 UV: \$387,000

Land Rates: \$3,359.98, Land Size: 1,467m2, House Size: 180m2 (approximately)

Features · Kitchen is country style, gas/electric range, dishwasher

- Climate control: ducted RCAC

- Hot water: gas powered storage system.

- Ample storage

- Two completely separate living areas

- Front return Verandah

- Large rear deck

- Expansive grounds

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- DA approval for a second dwelling

## MORE DETAILS

Property ID JGJ09

Property Type House

**Naish Stormon 0488 164 426**

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