



67B Yarrah Drive, Yass




## Brand New House & Land Package, Lot 67(B) Yarrah Estate Yass Quality, Comfort & Modern Living

Welcome to a stylish new home designed for low-maintenance living in the popular Yarrah Estate. This premium house and land package offers contemporary street appeal, generous inclusions, and a thoughtfully designed floor plan ideal for families, first home buyers, or investors looking for standout value.

With a modern rendered facade and Colorbond roofing, this home is built to impress. Step inside to discover high 2700mm ceilings, LED lighting, and ducted reverse cycle heating and cooling ensuring comfort all year round.

A designer kitchen forms the heart of the home, featuring stone benchtops, Westinghouse appliances, undermount sink, and quality cabinetry with ample storage, perfect for everyday living and entertaining.

Bathrooms showcase sleek finishes including matte black tapware,

5  2  2 

### FOR SALE

\$1,050,000

### VIEW

By Appointment

### AGENTS

Pauline Jenkins

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### AGENCY

LJ Hooker Woden | Weston

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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**

contemporary vanities, a frameless shower screen in the ensuite, and a modern inset bathtub in the main bathroom.

Bedrooms include built-in storage and soft carpet underfoot, while easy-care vinyl flooring flows throughout the living areas, creating a stylish and practical environment for busy households.

A remote-controlled Decowood garage door and landscaping-ready yard complete the package, giving you the perfect foundation to move in and make it your own.

#### What You'll Love

- Modern fae with Colorbond roof
- 2700mm high ceilings & square set finish
- Ducted reverse cycle heating & cooling
- Quality kitchen with stone benchtops
- Westinghouse cooking appliances
- Stylish bathrooms with premium fittings
- Built-in robes to all bedrooms
- Plush carpet & vinyl plank flooring
- Single automatic garage with internal access

#### FLOOR AREAS

ALFRESCO 16.0 m<sup>2</sup>

GARAGE 38.0 m<sup>2</sup>

LIVING 182.1 m<sup>2</sup>

PORCH 5.9 m<sup>2</sup>

TOTAL 241.9 m<sup>2</sup>

Located within a growing estate close to schools, parks, shopping, and easy commuter access, this is an outstanding opportunity to secure a brand-new home in a thriving neighbourhood.

For full plans, inclusions and pricing, contact Pauline from LJ Hooker today.

#### MORE DETAILS

Property ID	JJZH5W
Property Type	House
House Size	242 m <sup>2</sup>
Land Area	515 m <sup>2</sup>
Including	Toilets (3)

#### Pauline Jenkins

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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.