



Yass, 7 James Place

Brand New, Spacious & Stylish Family Home

Step into this brand-new, meticulously designed four-bedroom home, where comfort meets convenience. Nestled in the peaceful and charming town of Yass, this exceptional residence offers a modern lifestyle with high-quality finishes throughout.

As you enter, you're immediately welcomed by a spacious living area, perfect for family relaxation or entertaining guests. To your left, the master bedroom awaits—a private retreat that's separate from the other three bedrooms, ensuring peace and comfort. It features a walk-in wardrobe and a generous ensuite, combining both luxury and practicality.

The heart of the home is the modern kitchen, where you can cook up a storm for family and friends. With sleek stone benchtops, a Bosch electric cooktop and oven, ample bench space, and abundant storage, it's designed for both functionality and style. A convenient fridge water point is included, perfect for those who love modern conveniences. Adjacent to the kitchen, a large living area provides the ideal spot for casual family time or



For Sale
\$900,000 - \$950,000

View
ljhooker.com.au/HYAH5W

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entertaining guests.

The three additional bedrooms are generously sized, each with built-in wardrobes and lockable sliding doors that open to the outdoor area, creating a seamless flow between indoor and outdoor living.

The main bathroom is beautifully finished with high-quality fixtures and stone benchtops, featuring a large bathtub for ultimate relaxation, along with a separate shower. A separate toilet adds extra convenience for family living. The ensuite off the master bedroom ensures both privacy and comfort.

Throughout the home, reverse cycle zoned air conditioning and double-glazed windows guarantee year-round comfort, ensuring a cozy and inviting atmosphere no matter the season.

Step outside to the tiled, covered alfresco area, perfect for enjoying warm evenings or unwinding by the cozy firepit-ideal for memorable gatherings or peaceful nights under the stars. The fully fenced backyard is secure and spacious, providing a safe space for kids or pets to play. This property also backs onto a railway corridor, offering privacy and a serene outlook.

The two-car internal garage offers secure parking and extra storage, making daily living even more convenient. With ample storage throughout, this home caters perfectly to a growing family's needs.

This home's smart layout and high-quality finishes make it a standout choice for families, professionals, or anyone seeking a stylish new residence in a tranquil country setting. With every detail carefully considered, all the hard work is done-leaving you with nothing to do but relax and enjoy the comforts of your new home.

Key Features:

- Four spacious bedrooms: Master with walk-in wardrobe, built-in wardrobes and ensuite, three additional bedrooms with built-in wardrobes
- All four bedrooms: lockable sliding doors
- Modern kitchen: Stone benchtops, Bosch electric cooktop and oven, ample storage, and fridge water point
- Two stylish bathrooms: High-quality fixtures, stone benchtops, large bathtub, separate shower, and separate toilet
- Comfortable living: Reverse cycle zoned air conditioning and double-glazed windows for year-round comfort
- Indoor-outdoor flow: Lockable sliding doors leading to a tiled, covered alfresco area
- Outdoor entertainment: Cozy firepit area and a spacious, fully fenced backyard
- Ample storage: Double lock-up garage with internal access and additional storage space
- Prime location: Backs onto a railway corridor for added privacy and a serene outlook
- Perfect for families and professionals: Thoughtful layout and high-quality finishes throughout

Make 7 James Place, Yass, your new address and enjoy the perfect blend of modern comfort and country charm.

Rates: \$2,483.10 (p.a approx)

Block Size: 616m2



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Living Size: 165m2

Garage 38.96m2

Alfresco: 13.99m2

More About this Property

Property ID	HYAH5W
Property Type	House
House Size	218 m2
Land Area	616 m2
Including	Built-in-Robes

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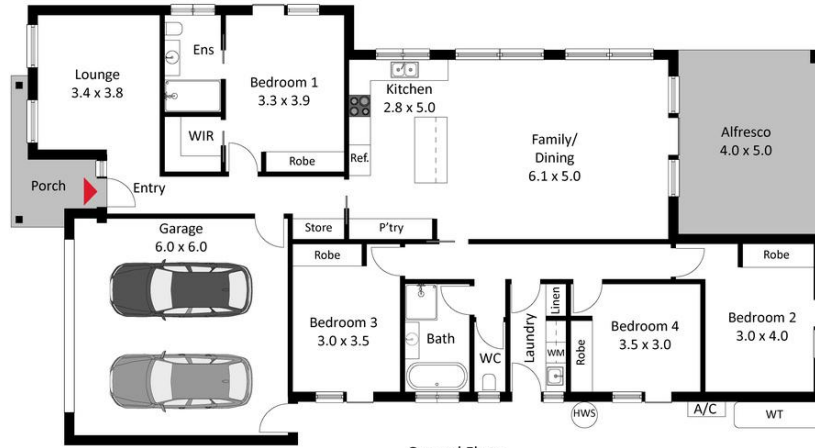
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Ground Floor



Site Plan

The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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