



Lot 13 Hamilton Rise, Yass

Your New Home Starts Here - Quality Build on Registered Land




Discover a high quality home in Hamilton Rise, a new community offering relaxed country living just minutes from Yass township.

Built by Rawson Homes, you can rest easy in the quality of your new home:

- A lifetime structural guarantee
- Built by a reputable builder with over 45 years' experience
- Peace of mind with warranties and maintenance period included
- All homes independently assessed for quality

THE HELIX 24 CLEVER DESIGN THAT BALANCES SPACE AND FLOW

The Helix 24 is a well-designed single-storey home that delivers comfort, function and flow. Providing extra privacy with its positioning at the front of the home, the master bedroom features a walk-in robe and ensuite, while a separate lounge adds flexibility. At the rear, an open-plan kitchen, dining and family area connects to the alfresco, creating a welcoming hub. Three additional bedrooms are thoughtfully zoned with easy access to the main bathroom, making this home ideal for relaxed and practical family living.

4  2  2 

FOR SALE

\$898,000 | Registered Land

VIEW

By Appointment

AGENTS

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AGENCY

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 **LJ Hooker**

INCLUSIONS

600mm Hair Kitchen Appliances inc. Oven, Cooktop and Rangehood
3.52kW solar system
Panasonic split system air conditioning unit
Ceramic floor tiles to Entry, Family/Dining/Meals and Kitchen
Carpet to remainder of home

HAMILTON RISE BUILD NEW AND LIVE PEACEFULLY

Hamilton Rise offers relaxed country living with the convenience of town just minutes away. Set in the heart of Yass, this thoughtfully planned estate features spacious blocks, leafy surrounds, and a friendly community atmosphere. Enjoy easy access to local schools, shops, cafés and transport all just 40 minutes from Canberra. It's the perfect place to build new and live well in a charming regional setting.

LEARN AND GROW LOCALLY

Hamilton Rise is ideal for families, with a range of quality education options nearby. From preschool through to high school, Yass offers strong local schooling just a short drive from home.

Yass Public School 4 min drive

Yass High School 5 min drive

Mt Carmel School (Catholic, K6) 4 min drive

Goodstart Early Learning Yass 5 min drive

Berinba Public School 6 min drive

Canberra private and independent schools approx. 35-45 min drive

STAY CONNECTED FROM YASS

Hamilton Rise offers the charm of country living with great connections to Canberra and beyond. Whether you're commuting for work, school or weekend travel, getting where you need to go is simple and stress-free.

Yass Junction Train Station 8 min drive

Daily NSW TrainLink services to Sydney and Melbourne

Direct road access to Barton Highway 3 min drive

Canberra CBD approx. 40 min drive

Canberra Airport approx. 50 min drive

Coach and bus services to Canberra and regional centres available locally

EVERYTHING YOU NEED, CLOSE BY

Daily essentials and lifestyle favourites are just minutes away. From supermarkets and specialty shops to local cafés, pubs and weekend markets, Yass delivers a well-rounded retail and dining experience with small-town charm.

Woolworths Yass 4 min drive

Aldi Yass 6 min drive

Yass Shopping Fair (pharmacy, bottle shop, takeaway) 5 min drive

Yass town centre cafés, bakeries and boutique shops 4-6 min drive

Clubhouse Hotel and local pubs 5 min drive

Yass Farmers Market (monthly) 6 min drive

Canberra Centre (major shopping and dining) approx. 40 min drive

CARE WHEN YOU NEED IT

Enjoy peace of mind with access to essential healthcare services just minutes from home. From GPs and pharmacies to hospital care and specialist services, your health and wellbeing are well supported in Yass and nearby Canberra.

Yass District Hospital 5 min drive

Yass Medical Centre 4 min drive

Yass Valley Medical 6 min drive

Yass Family Dental 6 min drive

Local pharmacies and pathology services within 5-7 min drive

Calvary Public and Private Hospitals, Canberra approx. 45 min drive

Canberra Hospital approx. 50 min drive

SPACE TO EXPLORE AND UNWIND

Discover the freedom of wide-open spaces and a relaxed outdoor lifestyle. With local parks, sportsgrounds, trails and weekend destinations nearby, there's always something to enjoy whether it's a walk, a picnic, or a round of golf.

Walker Park (sports fields and netball courts) 5 min drive

Riverbank Park and playground 6 min drive

Yass Golf Club 5 min drive

Yass Swimming Pool 6 min drive

Yass Showground and events precinct 7 min drive

Mullion Range walking trails and lookouts 15 min drive

Wineries, heritage drives, and scenic day trips throughout the Yass Valley from 10 min drive

DISCLAIMER:

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MORE DETAILS

Property ID	1HUKF9U
Property Type	House
Land Area	998 m2

Eoin Ryan-Hicks 0424 042 419

Franchise Owner | Sales Manager | Licensed Agent ACT & NSW |

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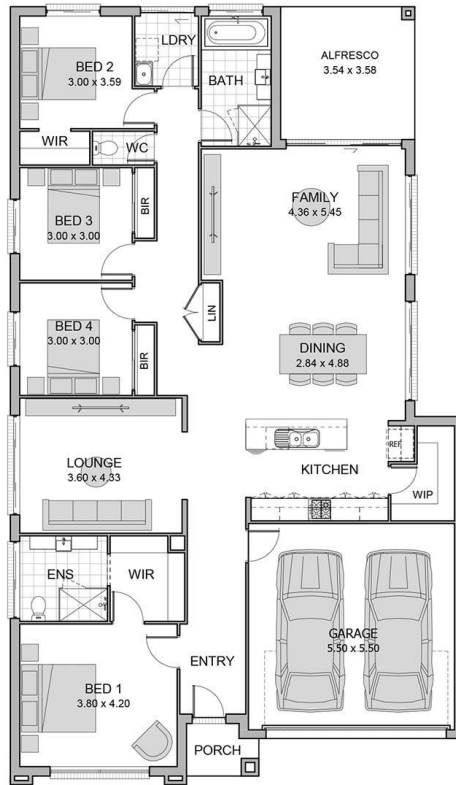
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