



Lot 32 13 Yarrah Drive, Yass

13 Yarrah Drive, Yass - Views, Space & A Floor Plan Designed For Living

Uninterrupted views of clifton homestead reserve, beautiful countryside surrounds and a thoughtfully designed floor plan that makes everyday living feel effortless.

Imagine sitting on your front deck with your morning coffee, taking a moment to soak in the uninterrupted views across the river and beautiful surrounding countryside. At 13 Yarrah Drive, Yass, these incredible views aren't simply something you admire, they become part of your everyday lifestyle.

From the moment you step inside, it is clear that this home has been carefully designed with both lifestyle and functionality in mind. The floor plan has been thoughtfully considered to create separation, privacy and flexibility, while ensuring the home's beautiful outlook remains a constant feature.

One of the standout elements is the private master suite, thoughtfully positioned away from the remaining bedrooms. Complete with its own ensuite and walk in robe, the master creates a peaceful retreat for the

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FOR SALE
\$900,000 - \$950,000

VIEW
Sat 29th Aug @ 12:30PM - 1:00PM

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owners, offering privacy and separation while allowing the remaining bedrooms to form their own family zone.

Bedrooms 2 and 3 are generously appointed with built-in wardrobes, while the lounge/Bed 4 provides a flexible space that could be used as a fourth bedroom, second living area, home office or guest room.

The home is complemented by stylish, modern bathrooms, finished with a contemporary feel that adds to the home's overall sense of quality and comfort.

At the heart of the home, the kitchen is both practical and inviting, featuring quality appliances, generous bench space and ample storage to make everyday cooking and entertaining effortless. Whether preparing family meals or hosting friends, it is a space designed to work beautifully with modern living.

The living spaces provide the perfect setting for both relaxed family living and entertaining, with the home's layout creating a natural flow between the different zones. Large windows and carefully considered positioning allow the surrounding landscape to remain a feature from within the home.

The family and dining area also connects to the alfresco, providing an inviting outdoor space for relaxing and entertaining.

And then there is that front deck.

Step outside, sit back and watch the river. Take in the beautiful countryside. Enjoy the changing colours of the landscape as the day unfolds. It is a space that encourages you to slow down and appreciate where you live.

The home's thoughtful design continues throughout, offering well-proportioned rooms, excellent storage, flexible living zones and a layout that works beautifully for modern family life.

Positioned in a peaceful Yass setting while remaining conveniently close to local amenities, this is a home that offers the best of both worlds, the tranquillity of the countryside and the convenience of being part of a welcoming community.

Whether you're looking for a family home, a peaceful retreat or simply somewhere you can enjoy an incredible outlook every single day, 13 Yarra Drive deserves your attention. A beautifully considered home, an exceptional floor plan and views you'll never tire of.

Come home, step onto the deck and simply soak it all in.

MORE DETAILS

Property ID	J9DH5W
Property Type	House
Land Area	450 m2

Pauline Jenkins

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