







Yass, 1/48 Demestre Street

Newly Renovated, Attractive Streetscape, Ideal Location

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For Sale
$520,000-$570,000

View
ljhooker.com.au/34B2GCY

Contact
Naish Stormon
0488 164 426
naish.stormon@ljhooker.com.au

A rare chance to buy an attractive, renovated and updated charming cottage in an ideal central Yass location in an overline position. Wonderful first home, sound investment.

The renovations are extensive from the engineered timber flooring to the new blinds. The kitchen is brand new with quality appliances which have never been used. The appliances include an integrated dishwasher, under-bench oven, glass cooktop with glass splash back and extensive timber benches which complement the engineered flooring. There is ample storage including the convenience of large pot drawers and a pantry cupboard. The whole is an attractive, convenient workspace with clean lines - food preparation and cooking will be a pleasure! The bathroom has been updated and the laundry has new cabinetry.

The house has been freshly painted inside and out.

There are two spacious bedrooms, one with built-in wardrobes. In addition there is a

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LJ Hooker Gungahlin
(02) 6213 3999

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pleasant sunroom or office which could also be a third bedroom

Climate control is via an electric heater and effective insulation. The home is all-electric and well orientated with a strong northern aspect to the rear. It is perfect for the installation of solar panels and the addition of an efficient RCAC system.

The home has an effective electric hot water system.

The home was completely re-wired 15 years ago.

The covered alfresco and private lawn and gardens are low maintenance.

Accommodation for two cars in a sheltered carport with a large storage room.

This is a unique opportunity to purchase a comfortable, renovated, convenient and safe home with huge potential in central Yass at an exceptional price. DO.NOT.MISS.THIS!!

Call me now to arrange an inspection or be at the next Open Home.

Lot and DP: Lot 2 DP 271185
UV:$234,000
Land Rates: $2,900pa
House Size: 125m2
Double Carport: 40m2 with large storage unit
Land Size: 463m2

Built 1930 extensively renovated and untouched since the renovations.











More About this Property

Property ID	34B2GCY
Property Type	House
House Size	125 m²
Land Area	463 m²

Naish Stormon 0488 164 426
Licensed Agent ACT and NSW | naish.stormon@ljhooker.com.au

LJ Hooker Gungahlin (02) 6213 3999
Suite 2C, Level 1, Gungahlin Village, 46-50 Hibberson Street, GUNGAHLIN ACT 2912
gungahlin.ljhooker.com.au | gungahlin@ljhooker.com.au

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1/48 DEMESTRE STREET, YASS

DISCLAIMER

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY, ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES.

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