






Lot 9 6 Yarrah Drive, Yass

Space, Style & Exceptional Quality —A Home You'll Love for Years to Come

Positioned within one of Yass' most sought-after locations, this exceptional brand-new home by respected builder JTH Building Company showcases outstanding craftsmanship, quality finishes and a thoughtfully designed floorplan tailored to modern family living.

Set on a generous 716m² allotment, this beautifully appointed home offers the perfect balance of space, comfort and functionality. With four spacious bedrooms, two stylish bathrooms and multiple living zones, it has been carefully designed to accommodate growing families while providing the flexibility and practicality demanded by today's lifestyle.

Thoughtfully planned with family living at its core, the versatile floorplan features two separate living areas, allowing family members to enjoy their own space while still coming together in the heart of the home. Whether utilised as a media room, children's retreat, home office or formal lounge, the additional living space offers endless possibilities.

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FOR SALE
\$995,000 - \$1,050,000

VIEW
By Appointment

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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**

At the centre of the home, the stunning kitchen is sure to impress, featuring premium Bosch appliances, quality cabinetry, generous bench space and excellent storage.

Overlooking the open-plan living and dining area, this inviting space flows seamlessly to the covered alfresco, where panoramic views of the Cliftonwood landmark and the Yass River Nature Reserve create a truly special backdrop for entertaining family and friends throughout the seasons.

The spacious master suite provides a peaceful retreat and features a walk-in wardrobe and beautifully appointed ensuite. The remaining three bedrooms are generously sized and include built-in wardrobes, offering comfortable accommodation for family members and guests alike.

A standout feature of this home is the exceptional attention to detail throughout. JTH Building Company have carefully considered every aspect of family living, incorporating thoughtfully designed cabinetry and functional spaces that enhance both everyday convenience and liveability.

Outside, the beautifully landscaped gardens enhance the home's street appeal, while the secure backyard provides ample room for children and pets to play safely. The expansive 716m² block offers the space and freedom that families desire, creating an ideal setting to enjoy for years to come.

Designed for modern family living, the home offers year-round comfort with reverse-cycle heating and cooling, while quality finishes and contemporary styling combine to create a residence that is both elegant and timeless. Further enhancing its appeal, the home boasts an impressive 7-Star Energy Rating, delivering increased comfort and energy efficiency for years to come.

Located in the highly desirable Yarra Estate, this outstanding property presents an exceptional opportunity to secure a quality-built home in a thriving community, just moments from schools, shops, parks and all the amenities that make Yass such a wonderful place to call home.

Features Include:

- " Brand-new home by respected builder JTH Building Company
- " Generous 716m² allotment * Impressive 7-Star Energy Rating
- Four spacious bedrooms
- Master suite with walk-in wardrobe and ensuite
- Built-in wardrobes to the remaining three bedrooms
- Two beautifully appointed bathrooms
- Two separate living areas * Premium kitchen with Bosch appliances
- Covered alfresco entertaining area with views to Cliftonwood and Yass River Nature Reserve
- Reverse-cycle heating and cooling
- Ample cabinetry and practical storage solutions throughout
- Beautifully landscaped grounds
- Secure, family-friendly backyard
- Located in the highly sought-after Yarra Estate

Rates: \$2,572.31 per annum (approximately \$643.08 per quarter)

A superb opportunity to secure a quality-built family home where every detail has been carefully considered, delivering the perfect combination of style, space and practicality for modern family living.

MORE DETAILS

Property ID JYFH5W
Property Type Other

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.

6 Yarrah Drive, Yass