



## Yass, 1/20 Morton Avenue

### Effortless Modern Living in a Boutique Setting

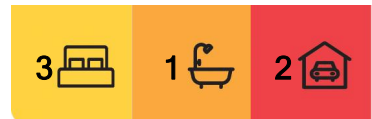
Step into effortless living at 1/20 Morton Avenue - a beautifully presented, low-maintenance townhouse that blends modern style with everyday comfort in a peaceful, natural setting. Built in 2021 and positioned on its own 415.7sqm block, this freestanding home is ideal for young families, downsizers, or anyone seeking contemporary living without the upkeep. Part of a boutique complex of just six residences - and sharing only one direct neighbour - it offers a rare combination of privacy, quality, and convenience.

Inside, a smart single-level layout offers both functionality and flexibility. The home features three generously sized bedrooms with built-in wardrobes, a stylish bathroom with bathtub and separate toilet and a secure double-car garage with internal access for everyday ease

Natural light fills the north-facing living spaces, where a sleek modern kitchen awaits - complete with premium appliances, including an oven, dishwasher, and upgraded



**Disclaimer:** 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.



**For Sale**  
By Negotiation

**View**  
[ljhooker.com.au/J4VH5W](http://ljhooker.com.au/J4VH5W)

**Contact**  
**Pauline Jenkins**  
0410 401 902  
[pauline.jenkins@ljhwodenweston.com.au](mailto:pauline.jenkins@ljhwodenweston.com.au)

**LJ Hooker Woden | Weston**  
**(02) 6288 8888**

induction cooktop for fast, efficient cooking. The kitchen flows seamlessly into the open plan living and dining area, perfect for entertaining or relaxing, with a separate lounge adding versatility for work or play.

Year-round comfort is ensured with reverse-cycle air conditioning, and the outdoors is just as inviting - a private, fully fenced yard with manicured, low-maintenance gardens, lush green lawn, concrete entertaining area, ideal for alfresco dining or unwinding with a morning coffee and Bluetooth-operated irrigation system, making lawn care simple and smart

Sustainability also plays a part, with a rainwater tank plumbed to the toilet, while maintaining the convenience of full town water.

Stylish, low-maintenance, and ready to move into - 1/20 Morton Avenue is the easy-living opportunity you've been waiting for.

- Freestanding, single-level townhouse on a flat block
- Boutique complex with only one neighbour
- 3 spacious bedrooms with built-in robes
- Stylish bathroom with bathtub & separate toilet
- Sleek kitchen with quality appliances including induction cooktop
- Open-plan living & dining + separate lounge
- Reverse-cycle air conditioning
- Secure backyard with concrete entertaining area & easy-care garden
- Bluetooth-operated irrigation system for lawn
- Rainwater tank (plumbed to toilet) + town water
- Two car garage with internal access
- Boutique complex of only six homes
- Friendly, community-focused neighbourhood
- 2-minute drive or easy walk to Yass main street
- Close to supermarkets, cafes, restaurants, pubs, medical centres & specialty shops
- 30-minute drive to the ACT border
- 50 minutes to Canberra CBD

Living: Approx. 130sqm

Land: 415.7sqm

Rates: \$748.00 per quarter

Year Built: 2021



**LJ Hooker Woden | Weston**  
**(02) 6288 8888**

**Disclaimer:** 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.

## More About this Property

<b>Property ID</b>	J4VH5W
<b>Property Type</b>	Townhouse
<b>House Size</b>	129 m2
<b>Land Area</b>	415.7 m2
<b>Including</b>	Air Conditioning Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage

**Pauline Jenkins 0410 401 902**

Licensed Agent ACT/NSW | pauline.jenkins@ljhwodenweston.com.au

**LJ Hooker Woden | Weston (02) 6288 8888**

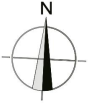
23 Briery Street, WESTON CREEK ACT 2611

westoncreek.ljhooker.com.au | reception@ljhwodenweston.com.au



**LJ Hooker Woden | Weston  
(02) 6288 8888**

**Disclaimer:** 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.



The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

1/20 Morton Avenue, yass

Produced by DIAKRIT