

**8 Glover Dr, Yass, NSW 2582**

**\$1,795,000**

House 4  3 



## Private and thoughtfully planned

8 Glover Drive, Yass, is a beautiful property bursting with thoughtful inclusions, providing family comfort year-round as a home or a country retreat. Enjoy the features of the main home and its sunny enclosed verandas, looking out to the gardens which change colour with each season. Zoned under floor heating plus AC keeps the inside area at a consistent temperature. Not too hot, not too cold. Comfortable all year round. Plenty of windows also allow for lovely fresh air.

There are two other separate buildings: a fully insulated/airconditioned spa and gym building with a 5 person spa and a 6m swim spa with swim jets, and an air conditioned studio building, making a great home office, studio, teenage retreat or games room. The property, which is on the Canberra side of Yass, is an easy commute (62 km to Civic). You can just duck into Yass township to get the bread and milk, or enjoy the pubs, restaurants and clubs, or go to Murrumbateman to enjoy the vineyards.

There is plenty of space to relax inside the main home with a large modern kitchen and open plan living/dining plus a carpeted front media room. A sunny enclosed veranda leads off the dining area. There are 4 bedrooms, the master with a sizeable ensuite and walk in robe. There are 3 other bedrooms, two with built-ins. A bathroom and wet-bar are in the spa building, which could easily be converted to another use. Fenced pastures and corridors are set up for stock, plus a stable, greenhouses, aviary and fenced chook run. Grow your own fruit, nuts, grapes and vegies. Enjoy horses or alpacas or just let sheep do the mowing for you. There is town water, plus 2 large water tanks, town gas, town garbage collection.

Land size: 2.78 hectares / 6.8 acres

Living area 354m<sup>2</sup> internal living, 133m<sup>2</sup> external living, total area 487m<sup>2</sup>

Rates \$2,400 p.a (approx.)

Year built: 2002 - 2024

### Open for Inspection

By Appointment.

Nestled on 6.8 acres on the top of a broad hill, this home has views on one side to the Brindabellas, on the other to the Yass River and Old Douro Estate.

Set well back from the road with a tree lined driveway, the home is surrounded by established and level easy-care gardens with a picture-perfect outlook. Once inside, the generous open plan living area will both impress, and make you feel comfortable. This space harmoniously connects the kitchen, lounge and dining and flows out to the sunroom and veranda, and then to the gardens.

The centrally located kitchen is the heart of this home, with pendant lighting over a breakfast bar, induction cooktop, double pyrolytic oven, Fisher & Paykel double dish drawers, large walk-in pantry and plenty of bench and storage space. There is a separate carpeted front room which can be used for media, formal dining or parents' lounge. Four spacious bedrooms are on offer. The large master bedroom is befitting of a home of this calibre, with a walk-in robe and oversized ensuite. Two other bedrooms have built in wardrobes, while the fourth provides a great option for a bedroom or study. Well-appointed family bathroom, with bath, shower and separate WC. There is also a wonderful mudroom off the laundry, with its own entrance. An ideal inclusion for a rural property.

### Listed By

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