

**Lot 33 15 Yarrah Dr, Yass, NSW 2582**

**\$900,000**

House 4  2  2 



**Two Brand New Off-the-Plan Opportunities in Yarrah Estate -**

Lot 33, 15 YARRAH DRIVE, YASS

**Open for Inspection**

By Appointment.

A great opportunity to secure a brand-new home off the plan in the thriving Yarrah Estate, Yass. Brought to you by quality local builders, this thoughtfully designed residence combines contemporary comfort, energy efficiency, and a family-friendly layout - all set within a peaceful, master planned community.

This home offers a well-balanced floor plan with four bedrooms (or three plus a second living), two bathrooms, and an open-plan kitchen, living and dining area that opens out to a covered alfresco - perfect for effortless indoor-outdoor living. Every detail has been considered, from double-glazed windows to reverse cycle heating and cooling, making this a home that's comfortable all year round. The package also includes full landscaping and a custom-designed firepit area for entertaining or relaxing under the stars.

Whether you're looking to upsize, invest, or secure your first home, this is an exceptional opportunity to build your future in one of Yass's most sought-after new communities.

**Key Features:**

- Secure now and customise your finishes with this off-the-plan build
- Quality construction by trusted local builders
- 138.47m<sup>2</sup> of internal living + 44.83m<sup>2</sup> double garage
- Covered alfresco (18.77m<sup>2</sup>) perfect for entertaining
- Double-glazed windows and reverse cycle heating & cooling
- Master suite with walk-in robe and ensuite
- Full landscaping included, complete with firepit area
- Located in the popular Yarrah Estate, close to parks, walking trails and town services

Living Size: 138.47m<sup>2</sup>  
Garage Size: 44.83m<sup>2</sup>  
Alfresco Size: 18.77m<sup>2</sup>  
Porch Size: 3.42m<sup>2</sup>

**Listed By**

Sarah Miller

