

**22 Browne St, Yass, NSW 2582**

**Leased - \$540**

House 3  1  2 



## Chic 3 bedroom cottage

In a great location with fantastic street appeal and a warm and inviting ambience, you will find this luxurious residence instantly appealing. Featuring high ceilings throughout this chic home offers two living rooms with polished floorboards. There are three spacious bedrooms, kitchen has been modernised, while still retaining the old Canberra Cooker, 1 1/2 sink, electric oven, gas cook top! To ensure your comfort is kept year round, the home offers ducted evaporative cooling and ducted gas heating! The home is complete with a double remote garage and easy to maintain yard.

### Features include:

- Bullnose veranda with views over Yass
- High ceilings
- Polished floorboards to living areas
- Three bedrooms
- Bathroom with separate shower and bath
- Separate dining room
- Large laundry
- Second toilet outside
- Double garage with remote access

Location: On the corner of Browne and Church in the older part of Yass town

Private inspections will be available to pre-approved applicants.

### HOW DO I APPLY?

Applications to be submitted through 2Apply, each person over the age of 18 must fill in an application, please note that applications are processed in order of receipt and can only be processed if they have been completed in full with supporting documents attached  
You can find applications online at [www.yassvalleyproperty.com.au](http://www.yassvalleyproperty.com.au) or contact our office on 6226 6331 and we can send you one!

### IF APPROVED, WHAT NEXT?

### Listed By

Genevieve Cunynghame  
Phone: (02) 6226 6331  
Mobile: 0402 111 322

### Open for Inspection

By Appointment.

