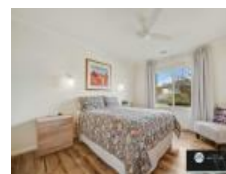


**16 Colls Cl, Yass, NSW 2582**

**Sold - 15/09/2022**

House 3  2  1 



## Minimalist family entertainer nestled within Colls Close!

The opportunity is here to enjoy this spacious, stylish and quality built home, with some surprises that will delight you! Three spacious bedrooms, two bathrooms, single garage with plenty of off-street parking and beautiful street appeal, this is an absolute winner!

**Open for Inspection**

By Appointment.

2013 Mellross built home, perfect for those who want to live and entertain in easy style.

The creative single level design takes full advantage of the 817m block boasting two north facing living zones with an easy indoor/outdoor flow ensuring this home is not only stylish but functional.

Open plan gourmet kitchen with quality stainless steel appliances, plenty of bench space and breakfast bar combining with the dining and living area overlooking the rear yard and alfresco dining.

Enjoy quiet moments reading in the library with wall to wall and floor to ceiling shelving, north views over the yard and plenty of natural light but in turn this room lends itself perfectly to a media room or home office, options are endless here.

Three generously proportioned bedrooms all with built in robes, the master boasting large ensuite and the third bedroom with semi ensuite style access to the family bathroom.

All the comforts have been carefully thought of in this home, full insulation throughout, double glazed windows, neutral tones throughout, easy care flooring, ducted heating and cooling, ceiling fans and plenty of storage with separate laundry off the garage and external access.

These proud home owners have created low maintenance front and rear yards to enjoy all year round with a combination of natives and deciduous trees creating cool summer shade and important winter warmth to the home. Side double gated access also to the rear yard.

Secure your future here! You won't be disappointed with what this home has to offer. Please call Karen on 0498 113 327 today for any further information or to book an inspection.

If you are an investor please contact me for a current rental market appraisal for this property and also a chat with our Property Manager Genevieve on 0402 111 322 who can answer any further rental questions you have.

### Listed By

Karen Lawler

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Listing Number: 3285135