

**590 Yass Valley Way, Yass, NSW 2582**

**Sold - 17/09/2022**

Lifestyle   



## Spacious executive homes like this are difficult to find, he

590 Yass Valley Way is a spacious north facing home with a self-contained single bedroom granny flat/teenagers retreat attached. A covered front car park greets you with a bamboo deck and large double doors. The grand foyer opens to the spacious lounge/theatre room and a large study which could be repurposed as an extra bedroom. Modern finishes include square set plastering and polished timber floors.

**Open for Inspection**

By Appointment.

The capacious master bedroom with equally grand ensuite includes a bath, double shower and double vanity. The master bedroom also has a spacious walk-in robe with an abundance of built-in shelving.

There are numerous vast living spaces for your family and friends to enjoy making entertainment a breeze. The generous sized kitchen has a double oven, gas cooktop with range hood, dishwasher, plenty of storage including a walk-in pantry. The kitchen opens into the large dining room and a separate meals room with a breakfast bar.

A second spacious family/living room off the kitchen opens onto the alfresco with northerly views towards Mt Manton, the living room leads to the three ample sized bedrooms all with walk-in robes, and continues to the three-way family bathroom and renovated laundry.

The granny flat is fully self-contained with a kitchen, RCAC, single bedroom with walk-in robe and ensuite, combined living/dining room and laundry facilities in the internally accessible garage, separate hot water and electricity meter.

Added extras: Reverse Cycle Ducted AC, in-ceiling audio system, 3.6 kw solar system, solar hot water system, 110,000 rainwater tank, bore, polished timber floors, self-contained granny flat, 2 car separate garage and a garden shed for access to the bore and pump with a small rain water tank used for storage from the bore.

NBN is available via Fixed Wireless or Satellite and the house has expansive network cabling from a central location to most rooms in the house.

For sale by expressions of interest, offers in writing by COB Friday 16th September 2022 unless sold prior.

Built: 2005  
Zoned R5, large lot residential  
Construction: Brick veneer, Colourbond roof

### Listed By

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