

**4 Raven Street, Yass, NSW, 2582**



**House For Sale**

Tuesday, 12 November 2024

4 Raven Street, Yass, NSW, 2582

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Country Charm Meets Modern Comfort in Yass.

Welcome to 4 Raven Street, Yass - a beautifully renovated family retreat that combines rustic charm with contemporary living. Set on an expansive 1,467 square meter block, this home offers plenty of space for family activities, outdoor entertaining, and peaceful relaxation, all within a short walk to the town center and local golf course.

Step up to the inviting front veranda made of rich Spotted Gum timber, a perfect preview of the home's natural elegance. Inside, the warmth of mixed Australian hardwood floors guides you through a thoughtful layout featuring four spacious bedrooms, each with built-in robes and ceiling fans. The master suite shines with its generous robe storage and stylish ensuite, fitted with an open-style shower and blue stone tiles that bring a touch of luxury to daily routines. A modern, centrally located main bathroom, along with an additional powder room, provides convenience for family and guests alike.

The heart of the home lies in the expansive kitchen, designed with both functionality and style. Featuring distinctive Thor's Hammer Australian Blackbutt timber accents, the kitchen is equipped with high-end appliances, including an ILVE oven with a built-in tap above for easy pot-filling. A large island bench with breakfast seating and a Samsung French door fridge with water dispenser completes this culinary haven. With a mains water filter, you'll always have access to fresh, filtered water straight from the tap.

Relax in the cozy living room, where a fireplace awaits to add warmth and ambiance to your evenings. From the dining area, double doors open to a sprawling rear deck, making outdoor entertaining a breeze. The gas line conveniently extends to the back deck, allowing for seamless integration of a BBQ or outdoor gas heater. Beyond the deck, the enormous backyard is ideal for gardening, play, or simply soaking in the natural surroundings.

Practical details are well-thought-out in this home, from underfloor insulation that enhances comfort year-round to the instant gas hot water system ensuring endless warmth. The indoor laundry offers both internal and external access and comes equipped with a disease steam inverter washing machine. A single-car garage and an extra-large garden shed provide ample storage for all your needs.

This enchanting home at 4 Raven Street invites you to experience country living with modern amenities, all while enjoying the abundance of space and tranquility on offer. Discover the charm and comfort waiting for you in this beautifully crafted residence.

### Features:

- \* Four spacious bedrooms with built-in robes
- \* Two modern bathrooms and a convenient powder room
- \* Large kitchen with Thor's Hammer Australian Blackbutt timber accents
- \* Mixed Australian blond hardwood flooring throughout
- \* Cozy fireplace in the living room
- \* Expansive 1,467 sqm block with Spotted Gum timber deck and veranda
- \* Underfloor insulation and mains water filter
- \* Instant gas hot water system
- \* Extended gas line to rear deck for BBQ and outdoor heating
- \* Indoor laundry with disease steam inverter washing machine
- \* Single-car garage and extra-large garden shed

Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Queanbeyan. ABN 57628148121 trading as Belle Property Queanbeyan.