

6 Cottrell Close, Yass, NSW, 2582

WINDROSE

House For Sale

Wednesday, 8 January 2025

6 Cottrell Close, Yass, NSW, 2582

Bedrooms: 4

Bathrooms: 2

Parkings: 7

Type: House

Rural serenity meets modern comfort

Experience the perfect blend of rural charm and contemporary living in this expansive four-bedroom home, designed with both comfort and style in mind. Positioned in a peaceful estate just minutes from Yass, this property offers the tranquillity of rural life with easy access to city amenities.

Welcome home, to 6 Cottrell Close, Yass.

Set on a gorgeous, manicured and well-established (near) five-acre block, this quality home ensures a generous living space with modern comforts tailored for family living. The house boasts four well-appointed bedrooms, all featuring built-in robes, serviced by two bathrooms.

The heart of the home is the open plan living and dining area, adjacent to a kitchen equipped with high-end appliances like a Bosch dishwasher and a Westinghouse oven. This central space opens out to a beautifully maintained back veranda with a pergola, offering a serene outdoor living area that overlooks the landscaped gardens.

A comprehensive heating system with in-slab elements and two reverse cycle air-conditioners provide year-round comfort, while the natural gas connection supports a cozy living environment with amenities including a kitchen hot plate and both internal and external bayonets for heating and barbecuing.

Outdoor features include a gazebo, a children's cubby house, and a basketball hoop, making it perfect for family activities. The property also boasts a large barn, extensive concrete driveways, and a terraced garden complete with an orchard, grapevines, and berry bushes.

Perfect for the large or growing family or anyone looking for space, storage (with extensive shedding and workshop space), easy-care acreage properties like this are hard to come by so close to town. Contact Sam McGregor to arrange a viewing or discuss your interest today.

At a glance:

- ☑ 2Ha (approx. 4.95 acre) fully landscaped block
- ☑ 205sqm internal living
- ☑ Master suite with large WIR and ensuite
- ☑ Three additional bedrooms, all with BIRs
- ☑ Large main bathroom with bathtub
- ☑ Two separate living spaces
- ☑ Open plan kitchen/living/dining space
- ☑ Large kitchen equipped with high end appliances and ample storage
- ☑ In-slab heating, with two reverse-cycle air-conditioners
- ☑ Seven car parking including, three-car garage with electric roller doors and four-car carport
- ☑ Separate 10.5m x 10.5m colourbond barn
- ☑ Extensive all weather concrete driveways to house and barn
- ☑ Large freestanding solar system
- ☑ Town water connection, plus 9,000-litre water tank plumbed to kitchen outlet
- ☑ Back veranda pergola, terraced gardens, concrete sleeper vegetable garden, orchard with variety of fruit trees, grape vines and berry bushes

Location Highlights:

- ☑ Located Canberra side of Yass with 27-minute drive to ACT Border and 49-minutes to Canberra CBD
- ☑ 4-minute drive to Yass main street and amenities including shopping, dining, medical and entertainment options
- ☑ Close proximity to multiple childcare, primary schools and high schools

Located less than half an hour from the Nation's Capital, 6 Cottrell Close not only offers a peaceful rural lifestyle but also keeps you connected to the urban centres. This home is a haven of space and privacy, providing all the ingredients for a perfect family lifestyle.