

8 Coen Street, Yass, NSW, 2582

independent
PROPERTY GROUP

House For Sale

Wednesday, 13 November 2024

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Type: House

DA approved battleaxe block in charming country town, Yass

Take advantage of this unique opportunity to either develop two DA-approved single story 4-bedroom homes or design your dream family residence in the charming heritage precinct of Yass. This ready-to-build block is fully equipped with underground electricity, NBN, and water connections, making the start of your project a breeze.

The DA-approved plans provide a streamlined path forward! Each spacious home layout is ideal for young families or a builder seeking an easy, new project. The homes feature open-plan dining and living areas that seamlessly flow into the kitchen, complete with a large island bench. Another fantastic addition to the plans is the large alfresco areas connecting to the dining area, making these plans perfect for any entertainer.

The north-facing aspects ensures these homes would be filled with natural light, creating a warm and inviting atmosphere. Both homes would feature generous bedrooms all with built in robes with a walk in robe allocated to the master.

Alternatively, bring your vision to life by building your custom home in this sought-after Yass neighbourhood. Just a short stroll away is the Yass township, offering a variety of amenities like a community pool, a selection of cafés and restaurants, sports facilities, supermarkets, a hospital, and specialty shops. With the Yass River running through the town, residents enjoy scenic walking trails and a family-friendly playground, adding to the town's charm.

This property offers endless possibilities. Build and reside in one home while renting out the other to generate steady income, or build both, live in one, and sell the other. For developers, this is a prime opportunity with all the groundwork already completed.

Visit today and discover the perfect spot for your new dream home in this beautiful country town.

Features & Essentials:

- 📍 Lot A Block: 1034m² Living: 194m² Garage: 40m²
- 📍 Lot B Block: 749m² Living: 184m² Garage: 39m²
- 📍 DA approval for block subdivision and two separate dwellings
- 📍 Rates \$620 p.q
- 📍 Ready to build dual occupancy block
- 📍 Battleaxe block
- 📍 North facing aspects
- 📍 Yass village water and sewage
- 📍 Electricity allocated to property
- 📍 NBN Connection
- 📍 NSW freehold title, no time limit to build
- 📍 Newly established estate
- 📍 Tranquil area
- 📍 Family friendly
- 📍 Fantastic walking trails nearby

Nearby

- 📍 Yass Town Centre: 17 min walk or 3 min drive
- 📍 Yass Primary School: 30 min walk or 5 min drive
- 📍 Berinba Public School: 5 min walk or 1 min drive
- 📍 Yass High School: 35 min walk or 7 min drive
- 📍 Canberra Centre: 49 min drive