



30 Dutton Street, Yass

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PERIOD PIECE!

They don't built them like this anymore. Double brick and as solid as a rock. 'The Old Stationmaster's' residence has an interesting history going back to Hamilton Hume who donated the land for the original cottage in 1860. As you would expect, it features loads of charm & character with big spacious rooms, original fireplaces, doors and windows and high ceilings.

Set amongst park like surroundings and looking out to the Railway Museum reserve, this is a very quiet and private spot just around the corner from the main street. It's so quiet you are inclined to forget you are even in the middle of town. The residence itself features 4 double sized bedrooms (one of the bedrooms is currently being used as an art studio and is large enough for a rumpus or billiard's room).

There are 2 bathrooms, a totally renovated kitchen and dining, a formal lounge and a spacious light filled North facing sunroom with floor to ceiling double glazed windows.

Lovingly cared for, no stone has been left unturned here. The current owners have spent a lot of time and effort getting this property to the high standard it is today.

Insulated floors and ceilings with solar installed, means this home maintains 'a very even' year round temperature, never too cold and never too hot. An easy care flat block of 1138sqm. It includes a double lockup garage, several smaller garden sheds & a small greenhouse. The garden has watering systems for easy maintenance and includes an array of established shade trees as well as several fruit varieties and a vegie garden.

You won't really need a car here, such is this location that you can literally walk to everything. Don't take my word for it, come and see for yourself!

\$598,000

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