



41 Macdonald Street, Yass

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ROOM FOR CHOICE!

This is a spacious, versatile home surrounded by lots of space, gorgeous easy care gardens and perched in an elevated position. A private and substantial suburban block of 1,351m² just two minutes from the main shops.

Two living areas include a formal front sitting room leading through to a light filled open plan family living room with dining and well organised kitchen. This large north facing room is bathed in natural sunshine and opens onto a beautiful entertaining terrace with lovely distant views, perfect to enjoy indoor/outdoor living.

Generously sized bedrooms all with built in robes, while the segregated master suite features a walk in robe and ensuite. The formal dining would also make an excellent study, studio, office or a 4th bedroom. Enjoy year-round comfort with quality window coverings and shutters, good insulation, ducted evaporative cooling, reverse cycle air conditioners, and cosy wood heating.

The attached double garage has covered access to the front porch and also to the outdoor entertaining area.

Paved driveway access to the rear of the site (with 3rd garage), means loads of extra parking and plenty of room for caravans, boats, trailers etc. There is a cosy air-conditioned, solar powered garden studio looking onto a peaceful and private garden, perfect as a 'getaway' retreat

The low maintenance garden with extra large rain water tanks means you can be self sufficient and includes an abundant variety of fruit trees and lots of seasonal vegetables or more space to express yourself.

Features include:

- Large 1,351 m² block Canberra side of Yass
- Formal sitting room
- North facing open plan family room, dining and well equipped kitchen
- 3/4 bedrooms with built in robes
- Separate master with walk in robe and ensuite
- Gorgeous entertaining terrace
- Three car garage and more space for other vehicles
- Extra storage and workshop/studio
- Lovely established garden with extra water tanks and irrigation
- Rates \$2,228.00 per annum

\$557,500

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