

HOUSE AND LAND Packages

MELLROSS
Quality IS THE KEY TO YOUR NEW HOME



Lot 19, Yarrah Drive, Yass, NSW

\$1,115,000*

Land: 701m² | House: 311.2sqm



4



2.5



2

New Hampshire 311m²

HAMPTONS FACADE



15.82m



24.08m

The New Hampshire 311 is a neatly presented home with all that you could need. We have packaged this design on the perfect block within the Yarrah Estate in Yass, just a short 40 minute drive from Canberra. Yarrah, a new masterplan community at Yass, offers something for everyone including first home owners, families, individuals and empty nesters. The New Hampshire is the perfect home for those who have a growing family and are looking for comfort. Featuring 4 spacious bedrooms, all with built in robes, a spacious Ensuite to the Master Bedroom and Multiple sizeable open living area adjoining a large outdoor entertainment area.

Package Inclusions + Standard Features

- 4 bedroom residence with 225.6m² of living
- Traditional Facade
- Large Island style kitchen with 20mm stone bench tops
- Walk in Pantry
- 900mm Fisher & Paykel appliances
- Daikin reverse cycle ducted unit
- 20mm Stone Benchtops to Kitchen + Laundry
- Double glazed windows with upgraded insulation throughout
- Concrete driveway
- Landscaping
- Letterbox and Clothesline

mellrosshomes.com.au

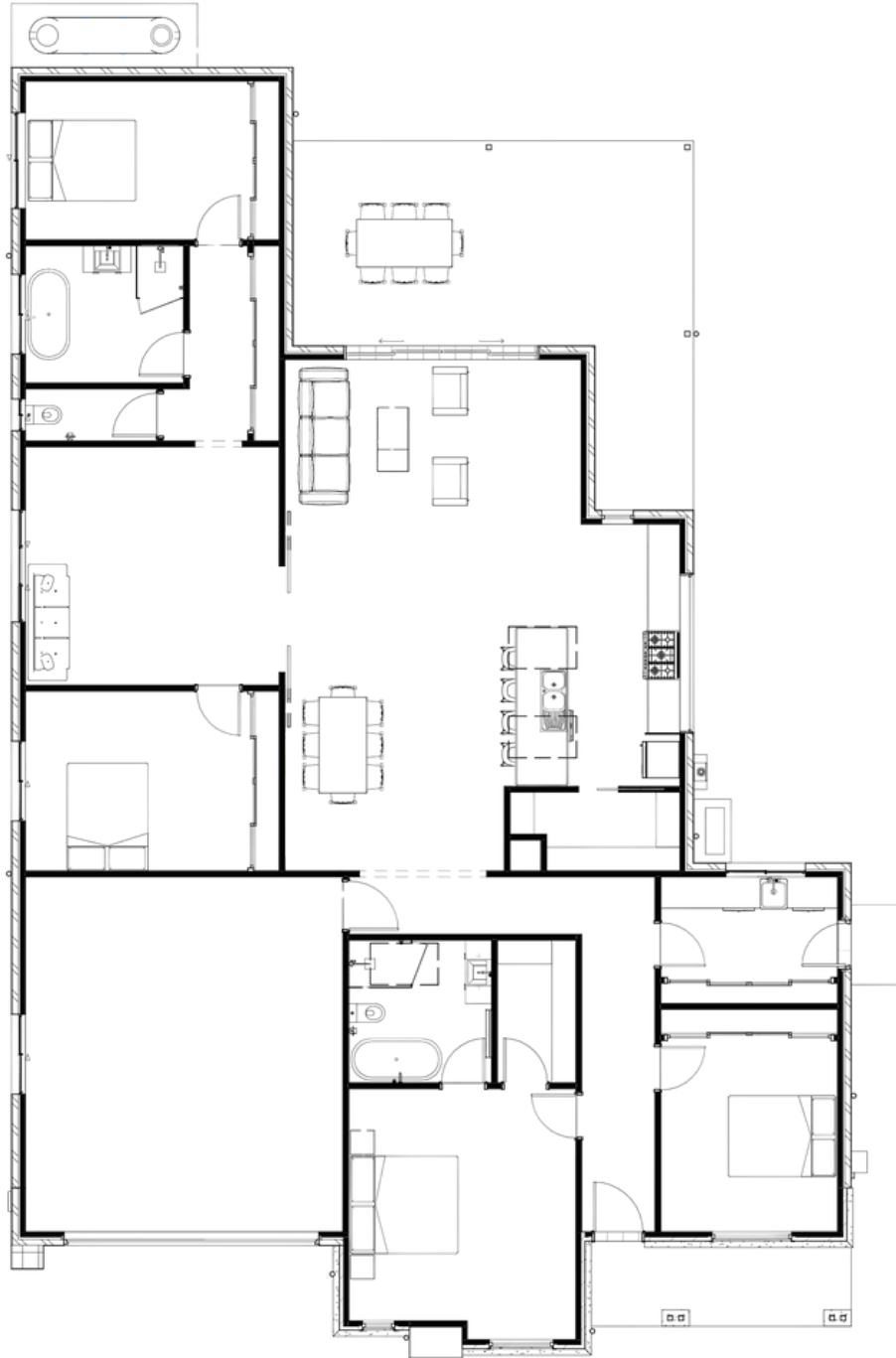


Mat Mellross General Manager

m: 0437 931 096

e: matthew@mellrosshomes.com.au

HOUSE AND LAND *Packages*



*Conditions apply to all packages: Mellross Homes will provide a construction contract for the house and the Owners are to separately enter into a contract to purchase land directly from the landowner. This advertised offer is subject to availability, statutory approval and a successful settled land contract. Mellross Homes reserves the right to change prices or inclusions advertised without notice. For more detailed home pricing, including details about the standard inclusions for the house and optional upgrades and variations, please talk to one of our consultants. Images shown in this brochure may depict upgraded fixtures, finishes and features including items not supplied by Mellross Homes such as alfresco decking, internal and external fireplaces, window and household furnishings and landscaping. All plans are the copyright works of Mellross Homes Pty Ltd ABN 73 666 953 386, Licence number 451555C and no part may be reproduced or copied without prior written consent.