

**1 Graciano Place, Murrumbateman, NSW 2582**

**WINDROSE**

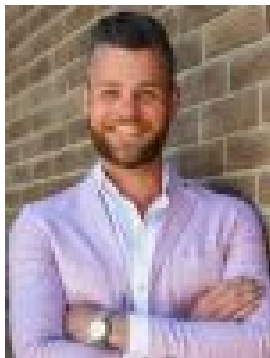
**Residential Land For Sale**

Friday, 17 May 2024

1 Graciano Place, Murrumbateman, NSW 2582

Area: 1 m2

Type: Residential Land



Sam McGregor  
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**\$810,000 - \$860,000**

Set high and to the rear of the Fields estate in Murrumbateman, with unmatched privacy and views this 1ha (2.5acre/10,000sqm) blank canvas offers space and serenity on what is surely be one of the best streets in the region. Welcome home, to 1 Graciano Place, Murrumbateman. Set in an elevated cul-de-sac of only four lots, this block combines privacy with exquisite views, aspect and privacy - providing the perfect canvas for your dream home. The generous frontage and large building envelope allow for a spacious design tailored to your dreams - a grand home, expansive outdoor areas, gardens, a lavish alfresco area, and a swimming pool - 1 Graciano Place is as good as small acreage lots get in the region. And to make getting there easier, the current owners have already carried out a soil test, septic report, land survey and BAL assessment, which can be provided to review and will carry over once sold. Just a short drive from the township of Murrumbateman - including cellar door vineyards, outdoor and lifestyle pursuits, new schools, shops and amenity - and only about 20 minutes from the ACT, the location offers unmatched rural charm with urban convenience. Blocks as good as this do not come to market often, and this one will not last long. Contact Sam McGregor at Windrose Property today to discuss your interest or arrange a time to meet on site. At a glance: - Lot 178 Plan DP 1269930 - 1 Graciano Place, Murrumbateman - Elevated, clear 10,000m<sup>2</sup>/2.5acre block with excellent height and aspect features, backed by mature trees and fully fenced. - Communal non-potable water supply (proposed) limited to 300,000lt pa; potable water requires buyer-installed roof catchment rainwater tanks with a minimum capacity of 110,000lt. - Installation of a bio-septic system required during build. - Includes fibre NBN, 5-day letter mail delivery, weekly household waste, and fortnightly recycling collection. - The Field's is Murrumbateman's newest development offering partially serviced properties from 6,500m<sup>2</sup> to 14,000m<sup>2</sup>. Allows for sustainable lifestyles with potential for orchards, vegetable gardens, and keeping large animals. - Near Shaw Wines cellar door and Olleyville restaurant; 4 minutes to Murrumbateman village, approx.. 20 minutes to Canberra areas, and 15 minutes to Yass township. - Rates approx.. \$1,800pa - Zoned R2 (Low Density Residential). - Soil test, septic report, land survey and BAL assessment carried out and available for new owner.