

1 North Street, Murrumbateman, NSW 2582

CARTER + CO

House For Sale

Thursday, 30 November 2023

1 North Street, Murrumbateman, NSW 2582

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 830 m2

Type: House



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\$1,149,000 - \$1,249,000

The features you want to know!+ Expansive four-bedroom family home+ Open plan living and dining areas, with additional formal lounge+ Italian tiled floors, with carpeted bedrooms+ 3.2m high ceilings in main living area+ Walk-in-robos to three bedrooms, built-in-robos to the fourth bedroom+ Master bedroom with his and hers ensuite vanity+ Designer kitchen overlooking open plan living and dining areas+ 40mm white marble designer stone benchtop with waterfall edges+ 600mm BOSCH microwave combination oven and built-in oven+ BOSCH induction cooktop+ Tasmanian oak timber feature ceiling above the kitchen+ Matte black custom joinery with timber features+ Breakfast bar+ Cladded stone feature fireplace+ Liehbar wine fridge+ Custom wine rack with bar and display cabinets below+ Main bathroom with dual access and separate wash closet+ 1800mm black stone bathtub and double shower rain heads+ 20mm white marble stone benchtops to bathrooms and laundry+ Laundry with side access+ LED lighting throughout with push button switches, including feature strip lighting+ Sensor lights to internal stairs and walk-in-pantry+ Covered alfresco with strip heaters and ceiling fans+ Ceiling fan to master bedroom+ Daikin 3 phase reverse cycle heating with touch screen display+ Double glazing+ 22500 LT rain water tank with option for mains water supply+ Fully landscaped, low maintenance gardens+ 5.5kW solar system+ 3 phase electrical+ Built-in storage cupboards to garage+ Garden shed+ Separate rear access and parking

Why you want to live here!Nestled on a desirable corner block, 1 North Street offers a builder's own home and is a testament to thoughtful design and architectural prowess. The expansive layout spanning over 316m² (approx.) caters to the needs of a growing family, with the attention to detail enhancing both aesthetic appeal and functionality. The pulsating heart of the home resides in the impeccably designed kitchen. Showcasing sophistication and practicality, the kitchen is adorned with 40mm white marble designer stone benchtops and BOSCH appliances. A touch of warmth and character is added by the Tasmanian oak timber feature ceiling that hovers above the kitchen space, with the matte black custom joinery providing a sleek and modern contrast. A seamless transition between indoor and outdoor entertaining spaces is easily achieved, with a covered alfresco area serving as the perfect venue for year-round entertaining. Equipped with strip heaters and a ceiling fan, this space ensures comfort in all weather conditions.

Accommodation comprises four bedrooms, with the master thoughtfully situated at the front of the home for added privacy. The master bedroom features one of three walk-in-robos and an ensuite adorned with his and hers vanities, complemented by distinctive feature tiling and elegant 20mm white marble stone benchtops. The main bathroom offers dual access and a separate wash closet, with an indulgent experience ensured thanks to the situation of the 1800mm black stone bathtub right beneath the feature skylight. Additional features of 1 North Stret include a thoughtfully segregated living room situated at the front of the home, a cladded stone feature fireplace and a Liebherr wine fridge. Creating a modern and environmentally conscious atmosphere LED lighting is installed throughout, including a range of sensor and strip lights, with a 5.5kW solar system ensuring sustainability. This home is positioned on a generous 830m² (approx.) block, enveloped by meticulously landscaped, low-maintenance gardens that offer both aesthetic appeal and practicality. Adding to the property's sustainability, a substantial 22,500 LT water tank is in place and offers options for mains water supply. Additionally, there is convenient side access, providing ample off-street parking space for caravans, boats, or trailers. Set 20 minutes from the ACT border, Murrumbateman provides an idyllic rural charm and a serene escape from the hustle and bustle. Only a short walk to the township and Village Markets, 1 North Street offers a harmonious blend of rural tranquility and access to the rich offerings of the region.

The stats you need to know!+ Lot: 16+ DP: 1212099+ EER: stars+ Block Size: 830m² (approx.)+ Total House: 316.7m² (approx.)+ Living: 232m² (approx.)+ Garage and Carport: 63.2m² (approx.)+ Alfresco: 14.4m² (approx.)+ Verandah & Porch: 7.1m² (approx.)+ Rates: \$ per annum (approx.)+ Heating and cooling: Ducted reverse cycle, wood fire and ceiling fans+ Rental Appraisal: \$950 - \$1,150 per week (approx.)+ Car: Double car garage with additional covered carport