

1 Thoroughbred Drive, Murrumbateman, NSW 2582 **WINDROSE**

Acreage For Sale

Friday, 5 April 2024

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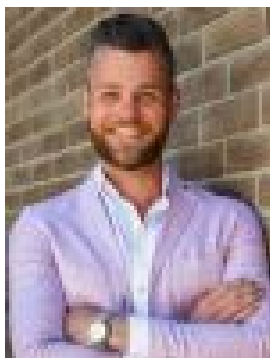
Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 9699 m2

Type: Acreage



Sam McGregor



Pauline Jenkins
0410401902

Auction: 27 April, 9:45AM

*** This property is set for sale by On-Site Auction, on Saturday, 27 April at 9:45AM. Contact Sam McGregor, Principal at Windrose Property for more information.***Set on just under 2.5acres, with unrivalled views across the rolling hills of the Yass Valey, this light filled family home is unmatched in space, privacy, and serenity in Merryville Estate.Suitable for dual occupancy, with a second dwelling built out the back, this one is an amazing opportunity for a large family, multigenerational living, or a home-based family business in the booming wine and tourism town of Murrumbateman – right on the doorsteps of Canberra.Welcome home, to 1 Thoroughbred Drive, Murrumbateman.Offering a unique blend of rural tranquillity and modern living, with four generously sized bedrooms, expansive open-plan living spaces, and comprehensive outdoor entertainment options, this sun-drenched family home promises a lifestyle of comfort and relaxation. Cleverly and privately situated high, on one of the best streets in Murrumbateman, the land is shrouded in established trees, giving unrivalled privacy – while the views towards the rolling hills of the Yass River district are astounding.Out the back, with easy access from the main residence or by vehicle down the side, is a second structure built to be finished as a second dwelling comprising of 3 bedrooms, two bathrooms and large living area. The structure of this dwelling is complete and approved (with plumbing and power), and the internals are ready to be fit out how the new owners wish – as a second home, a large office, a commercial space; the options abound. The land itself is open and clear, with the dwellings positioned well to provide a large yard or space for hobby grazing or keeping a horse, or the addition of further shedding or parking. This beautiful residence and picturesque block combines the allure of country living with the comforts of a well-designed family home. Whether you're enjoying the view from the master bedroom's private balcony, hosting gatherings in the versatile outdoor areas, or simply relishing the space and freedom that 2.4 acres provide, this home offers a quality of life that's hard to match.Set for sale by On-Site Auction, on Saturday, 27 April at 9:45AM, contact Sam McGregor from Windrose Property today to discuss your interest.At a Glance:•Large 2.4acre block, with dwelling set to the front maximising views, aspect, and usable land to the rear; shrouded in established trees creating privacy. •Four spacious bedrooms, including a master suite with his and hers walk-in robes, an ensuite, and a private balcony. •The remaining three bedrooms enjoy access to a main bathroom equipped with a separate shower, bath, and toilet, catering to family needs. •A well-appointed kitchen features a full-sized pantry, dishwasher, electric cooktop, ample storage, and a breakfast bar, ideal for casual dining. •Multiple living areas including casual sitting/living, sunken separate living (media space), dedicated study, formal dining. •Two outdoor entertainment areas: a family-friendly space perfect for dinners and BBQs, and an adult retreat with a built-in bar, pool table, and spa. •Established gardens and lawns frame the beautiful district views, enhancing the home's serene setting. •Parking solutions include a double garage with remote control access and a spacious carport, accommodating multiple vehicles with ease. •Rear structure approved use as dual occupancy with plans available for completion as 3-bedroom 2-bathroom house; suitable for a multitude of further uses including conversion to commercial space. •Side access to the rear dwelling/land for vehicles.Location Highlights:•Set in a peaceful rural setting, the property offers privacy and space without sacrificing convenience. •The home's position takes full advantage of stunning district views, providing a picturesque backdrop for daily living. •Short distance to local shops and amenities, integrating convenience with country charm. •Close proximity to Shaw Winery & Olleyville Restaurant, offering leisure and dining options within strolling distance. •Murrumbateman's growing community features preschools, medical facilities, sporting clubs, and a new Primary School, with easy access to Canberra enhanced by road duplication efforts.