

10 Camp Street, Murrumbateman, NSW 2582

WINDROSE

House For Sale

Thursday, 4 April 2024

10 Camp Street, Murrumbateman, NSW 2582

Bedrooms: 2

Bathrooms: 1

Parkings: 4

Area: 2023 m2

Type: House



Sam McGregor

Auction Guide: \$750,000 - \$800,000

For Sale by On Site Auction – Saturday, 27 April. A quaint country home, on a picturesque tree-lined street – sitting on just under half an acre, this gorgeous country cottage is the best entry into the Murrumbateman market that I've seen. Welcome home, to 10 Camp Street, Murrumbateman. Escape to the rural lifestyle on the fringes of Canberra with this renovated two-bedroom cottage. Offering privacy, space, and the charm of village life, this property, situated on a generous 2,023m² block is a haven for a small family, first home buyer, downsizer, investor, developer (looking to land bank or rebuild), or just a garden enthusiast – this one really does tick all the boxes for anyone seeking more room to breathe the country air. With a private studio room attached to the four-car garage (usable as a third (detached) bedroom, study, living space, storage room or rumpus) and a partially converted four-car garage, the options for how you'll live in this home abound. 10 Camp St presents a unique lifestyle opportunity, combining the peace of rural living with the ease of access to urban conveniences. Whether you're enjoying the tranquillity of your private sanctuary, harvesting fresh produce from your garden, or exploring the vibrant local community, this property offers a fulfilling and spacious lifestyle not to be missed. Contact Sam McGregor, Principal at Windrose Property, for more information. At a glance:

- Renovated two-bedroom home, freshly carpeted for comfort.
- Updated bathroom with separate bath, plus additional toilet with wash area.
- Open plan living with timber veneer flooring, blending seamlessly with an updated kitchen featuring a freestanding electric stove and ample storage.
- Two covered outdoor pergola areas, including one with a breakfast bar, perfect for family meals and entertaining.
- A large four-car metal garage with a portion converted into a rumpus room/entertaining space.
- Additional separate room behind the garage, suitable as a home office, teenager's retreat, third bedroom, or home gym.
- The property is divided into two fenced areas, ensuring a secure yard for pets and plenty of off-street parking.
- Enjoy the bounty of nature with productive fruit trees and an established vegetable garden.
- Modern conveniences include gas bottle hot water and two large water tanks, plus town water.
- Ample opportunity for extension, knock down and rebuild, or the possibility to erect a second dwelling.

Location Highlights:

- A short 2-minute walk 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.