

10 Grenache Way, Murrumbateman, NSW 2582

Elders

Sold Residential Land

Thursday, 16 November 2023

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Area: 6500 m²

Type: Residential Land



John Lennie

Contact agent

Mildly contoured, this amazing block provides you with the ideal base to add the home of your dreams, sheds, stables and fragrant country gardens. Located in the shadow of the world class Shaw Wines and within 3 minutes of the broadening outlets and services of Murrumbateman village you can fully immerse yourself in a privileged country lifestyle, but still be a short 25 minute commute to the ACT. The block's western aspect allows you to design a huge home with the living areas facing to the north and east, with the bedrooms ideally plotted to the south. Its broad frontage and large building envelope permit you to build a longer home with an impressive street frontage, and still have ample space for outdoor entertaining areas and a swimming pool. Yes, dual-occupancy buildings are permitted with relevant approvals, so if you are a part of an extended family group you may be able to build a larger home to the front of the block, and a smaller one to the rear. The Fields was designed to provide you with a pet and livestock friendly environment that encourages you to bring along not only your house-hugging dogs and cats, but also ponies, sheep, alpacas, chooks and ducks too. Each block is supplied with a non-potable/garden water allocation that permits you to establish productive orchards full of fruit trees, big veggie gardens and rows of beautiful trees. Essentially, this is your chance to experience the absolute delights & lifestyle freedoms that come from living on an acreage sized block of land. You can finally plan and carry through to completion the stunning country property that you thoroughly deserve! Please contact the listing agent john.lennie@elders.com.au for further details.

Property Technical Specifications

- Identifier: Lot 145 DP 1257138 (The Fields), entry from Isabel Drive, no time limit to build stipulations
- Block: ready to build on now, freehold title, 6,500m²/1.61ac (West facing). Mild contour to a large building envelope & totally cleared of timber with no major easements or dams. The block is fully fenced, with steel post & wire with steel net cover and has a remote controlled attractive powder coated steel entry gate. Non-potable water & power connections are available at the boundary. All prime structures must be contained within the designated building envelope
- Power: 3-phase ready for connection at the boundary
- Non-potable water supply: ready for connection at the boundary, The Fields Communal Water Management Scheme -(proposed) bore water limited to 300,000lt pa per allotment (reviewable/circumstance adjustable) of reticulated water for stock, garden & other outdoor recreational purposes – subject to ongoing TBA service/management fee
- Potable/household water supply: buyer will need to install roof catchment rainwater tank/s as part of the property establishment with a minimum capacity of 110,000lt
- Sewerage: buyer will need to install bio-septic system as part of the property establishment
- Services (envisaged): fibre NBN, 5 day letter mail delivery to the front gate, weekly wheelie bin household waste collection, fortnightly wheelie bin recycle collection
- Neighbourhood Services: 3-4mins to Fairley Early Childhood Service (full day care center, school holiday programmes – hours 7am-6.30pm weekdays, Murrumbateman Early Childhood Centre Assoc. 3-5 year olds – hours 8am-4pm weekdays, & the newly opened primary school, Murrumbateman village with its general store/service station, butcher, French bakery, cafes, doctors & chemists, hairdressers & family inn
- The Fields development: -Murrumbateman's latest rural residential estate development currently consists of freehold title partially serviced properties, ranging in size from 6,500m² to 14,000m². The Fields allows its residents to develop that long-envisaged sustainable lifestyle, where they can establish orchards & vegetable gardens, plus run horses/large animals. Located just 42 minutes from Canberra's CBD means that each resident can enjoy the cultural/work mix of a thriving nearby city but escape to the country at the end each & every day. The Fields will provide its residents with a privileged country lifestyle; all backdropped with Murrumbateman's cool climate vineyards & set in undulating countryside. The Murrumbateman community is generally cosmopolitan, well educated & welcoming. Whilst still adhering to its country roots, Murrumbateman's dynamic growth is underpinned by many social fabric developments such the Barton Highway duplication to Canberra, many new service related businesses, & the opening of a new school just to name a few
- Location: short distance to the Shaw Wines cellar door & Olleyville restaurant, 3 minutes to Murrumbateman village, 25 minutes to Canberra's northern areas, 16 minutes to Yass township, easily accessed off Isabel Drive onto Grenache Way
- Rates & Zoning: \$1,800pa approx., R2 (Low Density Residential)
- Property Viewing: 10 Grenache Way is fully viewable from its street frontage