

10 Nirta Drive, Murrumbateman, NSW, 2582

Sold House

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10 Nirta Drive, Murrumbateman, NSW, 2582

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Type: House



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Quintessentially Country Absolutely Adorable

A real country lifestyle property should exhibit a set of inviting qualities that span it's established meaning, exciting possibilities, colours and textures.

With its verandah-embraced homestead, fragrant gardens and neatly portioned livestock paddocks, 10 Nirta Drive is certainly the real deal in country appeal.

10 Nirta's large 401m² home comes with a 5m² weather cell entry room/home office space, 3 spacious bedrooms with robes and garden views, a well-equipped country kitchen with adjacent fireplace family room, a superb dining/living room with direct connection to the rear garden verandahs and a formal lounge room with soaring timber lined raked ceilings.

There's also a 44m² studio room with step-out access to the 37m² private alfresco deck that effectively provides a separate entrance to a room that could be converted into a 4th extended family bedroom. Yes, there's already hot/cold plumbing to the room to make adding an ensuite even easier.

Overall, the home has been treated to superb bamboo and modern tile floors, quality carpets and no end of focused love.

Unmistakably country, the house block gardens are heady mix of pertly trimmed green lawns dotted with mature trees and bloom-laden garden beds divided by precise pathways. Packed with all sorts of darting birdlife there's no shortage of reflective spaces to pull up a deck chair and sip on a steaming hot morning coffee.

The house sits to the front of the property leaving most of the large 4.74ac block's rear sections as open paddocks for horses, sheep and alpacas. It's a mildly contoured block with ample space to add stables, day yards, smaller paddock divisions and plenty more fruit trees.

If you have horses, at the end of Nirta Drive there's 10ac common area that you could ride your horse to without the need to float-up.

Essentially, 10 Nirta Drive is truly an absolute delight. Whilst its sublimely country, it's also a beautifully presented family home with all the expected modern conveniences.

If you love traditional rural properties, you are going to need to be quick to secure this one!

Property Technical Specifications

Residence: established c1980's with later modifications/additions, 244.58m² of residential living area, 98.22m² of covered 3-sided veranda wall area, 36.72m² of covered rear covered alfresco area, 21.37m² of attached garage, total area under roof: 400.89m²/43.1sq

Residential features:

- 5.26m² weather cell entry foyer/study room with built-in storage closet
- well equipped & upgraded country-style kitchen with Westinghouse wall oven & grill & Westinghouse gas 4 burner hotplate, Bosch dishwasher, breakfast bar to the dining room, adjacent family area with combustion wood heater
- 38.8m² kitchen living/dining area with direct linkage to the rear garden verandah
- 3 spacious bedrooms with robes including a master suite with ensuite
- 43.49m² studio/rumpus/home office/gym room/4th bedroom with plumbed water to a service sink & direct access to the 37m² rear covered garden alfresco- fixed office furniture currently in place
- formal lounge room
- double glazed external windows & doors in the bedrooms & living areas
- 2m wide verandahs to 3 sides of the home
- original condition laundry with storage

-timber lined raked ceilings to the main original living areas

-skylights in the bathrooms, kitchen, living area

-solar panels: total 6.48Kw with 2 inverter connected to the grid

Garaging: double attached garage with internal access to the home, 2 car shed with attached 2 bay carport

Climate control: ducted zone-controlled reverse cycle air-conditioning to bedrooms/living areas, split system air-con unit in studio room, solid fuel slow combustion heater, ceiling fans to all bedrooms & living areas, Tastics in bathrooms

Hot water: Solarhart hot water- electric booster if required

Gardens:

-true-to-form country garden house block- verging lawns with neatly arranged garden beds & meandering pathways-
sprinkler irrigation system

-large vegetable/herb garden with service tap

-many native & ornamental trees

-productive fruit trees- including fig, crab-apples, apples, plums, lime, grapefruit, orange, lemon

-8m x 10m fox resistant chicken run with shelter coop

-garden utility shed

Main Shed: Colorbond L14.25m x W5.83m- 2 enclosed bays on concrete pad with power, 2 open bays with lighting on gravel base 2 small connected rainwater tanks off roofline

Potable water supply: 90,000-120,000lt in-ground concrete water tank harvesting from the home's roofline

Non-potable water supply: licensed on-property bore with 10,000lt header tank- 105m fully encased shaft, outward plumbed to house yard/vegetable gardens & paddock taps, on-property surface collection dam

Sewerage: septic system

Block: 1.92ha/4.74acres of level to mildly undulating land, currently sectioned into 4 fully fenced paddocks with taps & troughs, 7m x 3m roofed animal shelter with small water tank & trough, 3 property entry points off Nirta Drive

Rates & zoning: Yass Valley Council \$1,953.81pa, R2 freehold (large lot residential)

Neighbourhood Services: 3-4mins to Fairley Early Childhood Service, Murrumbateman Early Childhood Centre Assoc., & the new primary school due for opening 2023, Murrumbateman village with its general store/service station, butcher, cafes, doctors & chemists, hairdressers & family inn

Location: quiet closed road location, 4 minutes to Murrumbateman village, 25 minutes from Canberra's northern areas, 14 minutes to Yass township

Bonus location: this property is sited within riding distance of the Murrumbateman Common at the end of the street- 10acres of public recreation ground that's ideal for horse riding & general non-vehicle activities