

10 Woodleigh Drive, Murrumbateman, NSW 2582

Elders

Sold House

Sunday, 2 June 2024

10 Woodleigh Drive, Murrumbateman, NSW 2582

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 1 m2

Type: House



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Built of raw stone blocks quarried from the New Parliament House site in 1987 and the Eugowa granite use to build it, this astounding property is all about tactile materials and good rural residential living. Plucked from the ground, then dragged and hoisted into its own individual spot, each jagged block forms one small part of a massive enduring jigsaw puzzle. There's even inserted pieces of Breccia stone that add a stunning conglomerate of different earthy structures and colours to the walls. Located in a quiet street just 25 minutes from the ACT and 3 minutes from Murrumbateman village, this personality filled property comes with a 359m², 3 bedroom stone home, 64m² stone-matched separate studio, inground swimming pool, sheds and sheltered 3.51 acre block. Well maintained in its original condition, the National Museum of Australia could secure this property and use it as an in situ 1980's Australiana exhibition piece. Completely wrapped in 2.2m wide hand cut hardwood post supported verandahs, the home's features include a 34m² dual aspect central living area that's expressly dominated by its cathedral ceilings and massive stone fireplace, a country style kitchen with swimming pool views and huge pantry, a 43m² rumpus/lounge room with soaring ceilings and verandah access. There's 3 large bedrooms including a spacious 33m² master suite with an era ensuite that magically blends the earthy stone with an audacious splash of colour. The home's internals are completely tactile. From its stone and timber walls, overarching ceilings and African slate floors you can either enjoy it as it is or embark on a set of stylish sympathetic upgrades. The visually matching separate studio is also constructed of stone and was used as a large office. It's a complementary space with a WC and staircase that allows you to use the ceiling cavity for storage. The large 3.51ac block is currently sectioned into 1 large livestock paddock with dam, 2 smaller paddock sections and the house block with its fabulous swimming pool, lawns and gardens. It's a good horse block and the property is within riding distance of the Murrumbateman Common which sits behind the property. Fortunately, you don't need to be a geologist to love this property, and for those of you who are looking for a home that's completely and utterly out of the cookie cutter box, 10 Woodleigh Drive is for you. Provenance wise, these spellbinding walls quite simply can't be replicated and the property upgrade possibilities using the natural materials as a base can either be on a small scale to retain the era influences, or larger works to move the property into this millennia. Essentially, you'll never get another opportunity such as this again!

Property Technical Specifications

- **Residence:** established 1980's, 212.38m² of residential living area, 147m² of covered wrap-around verandah area, total main residence are: 359.38m²/38.64sq approx.
- **Studio building:** adjacent to main residence, 64m² approx.
- **Main Residence features:** -one-of-kind 40cm+ wide quarried stone external walls- using a mix of stones quarried from Australia's New Parliament House site & Eugowa granite that was used to build Parliament House-7m² entry foyer with feature entry door & coat storage closet-well-equipped country-style kitchen with recent Belco electric oven & cooktop, unused Samsung dishwasher, large walk-in pantry & views over the rear pool area-34m² main family/living area with an imposing quarried stone bulkhead fireplace with solid-fuel heater, cathedral ceilings & double aspect outlooks-3 spacious bedrooms (2 with robes) including a 33m² master suite with feature ensuite & direct access to the rear verandahs-43m² rumpus/lounge room with a solid fuel heater & direct access covered rear verandah-2.2m wide wrap around verandahs-original laundry with storage-exposed quarried stone walls & timber lined cathedral ceilings to all internal areas of the home-recently re-roofed in Colorbond
- **Studio features:** -residence-matching quarried stone wall construction-fully lined spacious utility area with fixed timber steps leading to roof cavity storage-elements of kitchen cabinetry with a sink-amenities room with toilet & basin-built-in office cabinetry
- **Garaging:** -7.4m x 7.4m steel open fronted steel garage/workshop shed with connected power on concrete base- 2.2m high entry clearance-8.2 x 7.4 steel carport on gravel base- 2.5m entry clearance
- **Climate control:** solid fuel combustion heater in the rumpus/lounge rooms
- **Hot water:** Rinnai Hotflo 170 gas
- **In-ground swimming pool:** 9m x 4m kidney shaped chlorine inground
- **Gardens:** -evergreen conifer lined property, private entry driveway-true-to-form country garden house block with a vehicle turning circle with 2 centrepiece Captain Cook eucalypts & neatly arranged shrub/annual garden beds-many native, ornamental & productive fruit trees-2 garden utility/woodsheds
- **Potable water supply:** 90,000lt (approx.) above ground concrete rainwater tank harvesting off the home & studio
- **Non-potable water supply:** on-property bore plumbed to house yard, on-property surface collection dam
- **Sewerage:** septic system
- **Block:** 1.422ha/3.51acres of level to mildly undulating land, currently divided into 1 livestock paddock with dam & the house block that's enclosed with high cyclone wire fencing, there are 2 smaller paddock sections
- **Rates & zoning:** Yass Valley Council \$2,145pa, Freehold R5 (large lot residential)
- **Services:** wheelie bin collection, mail delivery, NBN fibre to node available, school bus services to/from Canberra/Yass
- **Location:** quiet loop road location, 3 minutes to Murrumbateman village, 25 minutes from Canberra's northern areas, 14 minutes to Yass
- **Bonus location:** 10 Woodleigh is sited within

easy non-floating riding distance of the Murrumbateman Common at the end of Greig Place- 10 acres of public recreation ground that's ideal for horse riding & general non-mechanised activities