

12 Marquess Place, Murrumbateman, NSW, 2582

Sold House

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12 Marquess Place, Murrumbateman, NSW, 2582

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Type: House



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Beautifully Different Totally Stylish

If you've been looking for a property that mixes the layout of a trendy Manhattan garden apartment with the feel of Aussie country design; welcome home!

Architect designed to playfully interpret the house as a 'home within an Aussie shed', the visual balance between what could be in the middle of a farm paddock and what should be at the end of an elevator ride to the top of an exclusive CBD tower is amazing.

Clad in Colorbond Monument corrugated steel sheets the 167m² home comes with 3 spacious bedrooms including a fully segregated master suite with ensuite and WiR. The 2 secondary bedrooms share a separate section of the home with the family bathroom and have door access to the alfresco sun deck.

The well-appointed kitchen has a brilliant array of Bosch appliances and a completely unique 40mm thick Blackbutt timber waterfall island benchtop.

The home's heart is the 75m² central living area that directly connects out to the raised Blackbutt timber alfresco deck with its retractable sailcloth covers.

Along with most of the home, this central living space's keynote design features are the burnished concrete floors and high ceilings. These beautiful floors add another dimension of tactility to the home, whilst the high ceilings provide bright sunny volume.

Two massive sliding glass doors lead out to the alfresco and enable most of the northern wall of this magical living space to be opened up during our warmer times of the year.

These sliding glass doors and fixed windows greatly influence the solar passive/eco friendly meaning of the home as they provide passive heating to the burnished concrete floors during winter months.

Just around the corner from the alfresco there's a Finnish style sauna that can stay as an inclusion to this sale.

Now for the real shed. Clad in Colorbond Dune there's a whopping 105m² and 5 bays of weekend tinkering space that will take 4 cars and your workshop.

The 2.57 acre block is currently sectioned into 2 paddocks and is ideal for horses, alpacas and sheep. It's well sheltered, and with the house site being to one side of the block there's plenty of utility space to add stables and an arena.

Essentially, 12 Marquess Place is a bright, bubbly and enjoyable property. Whilst being delightfully tactile, the architect didn't skimp on the streamlined modern touches.

There's a lovely feeling to this property.

Property Technical Specifications

Residence Main Living: architect designed & built in 2014, 164.3m² of residential living area, 3m² of covered front portico, total area under roof: 167m²/17.99sq

Garaging: total of 105sqm, 4 secure car spaces in the detached Colorbond shed, large open graveled parking adjacent to the home for guest & trailer parking

Residential features main living areas:

- vogue stylish architecturally designed solar passive country home with massive sliding glass doors connecting to a north-facing 75sqm north-facing Blackbutt timber alfresco deck with retractable sailcloth covers
- 3 spacious bedrooms including a fully segregated master suite- all bedrooms have external door access to the alfresco verandah
- professional level kitchen with walk-in pantry:
 - custom design soft close cabinetry topped with stone & unique waterfall edge Blackbutt benches
 - Bosch 90cm induction cooktop
 - Westinghouse 90cm oven
 - Westinghouse 90cm rangehood
 - Bosch water/energy/low noise dishwasher
 - tinted glass splashbacks & double refrigerator cavity
- superbly appointed family bathroom with separate WC/powder area
- laundry room with stone bench tops & storage cupboards
- high visual impact burnished concrete floors to the main foot traffic/living areas
- 2.7m to 3.3m high raked ceilings
- Finnish style steam barrel sauna

Climate control:

- UPVC 'Tilt & Turn' / 'Lift & Slide' double glazed thermally broken airtight windows
- 5kW reverse cycle air-conditioning unit in the main living area
- energy efficient Haiku ceiling fan in main living area
- insulated concrete slab & double membrane air-tight sarking
- manual heat recovery ventilation system to all rooms

Solar: 5.2kw system on the shed, Fronius inverter, with ample north facing roof space for future expansion

Hot water: Sanden Hot Water Heat Pump System

Shed: - 4 parking bays & 1 workshop bay

-105m² 5 bay detached Colorbond shed on concrete pad with 2 double wide automatic vehicle access doors, 3-phase power to shed but not connected

Potable water supply:

-120000lt/26,400gall above ground rainwater tank harvesting from the home's roofline

Non-potable water supply: Carrington Park Estate community title bore water for garden/stock use 300,000lt allocation per property per annum

Sewerage: bio-septic aerated waste treatment system with treated water dispersed over the paddocks

Block: 1.041ha/2.57acres of level to slightly contoured land divided into 2 livestock paddocks- ideal for horses/alpacas/sheep

Zoning & Rates: Yass Valley Council R2 (Low Density Residential) \$1,828\$pa

Property Services:

- 5 day letter mail delivery at the front gate
- wheelie bin household & recycle waste collection at the front gate
- school bus shelter services to/from Canberra/Yass on Merryville Dr (500m approx.)
- NBN connected - fiber to the node (sync speed 106Mbps down, 22Mbps up.)

Carrington Park Estate community title fees: \$363pa approx.. (covers non-potable water supply)

Neighbourhood Services: 3-4mins to Fairley Early Childhood Service (full day care centre, school holiday programs hours 7am-6.30pm weekdays, Murrumbateman Early Childhood Centre Assoc. 3-5 year olds hours 8am-4pm weekdays, & the new primary school which is due for opening 2023, Murrumbateman village with its general store/service station, butcher, cafes, doctors & chemists, hairdressers & family inn

Location: 3 min drive to Murrumbateman village, 20 minutes to Yass township, 25 mins to Canberra's northern areas