

1264 Murrumbateman Road, Nanima, NSW 2582

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Acreage For Sale

Thursday, 6 June 2024

1264 Murrumbateman Road, Nanima, NSW 2582

Bedrooms: 1

Bathrooms: 1

Parkings: 12

Area: 7 m2

Type: Acreage



Jan Ladmore

Contact Agent

Jan Ladmore of All Real Estate NSW is proud to offer this very tidy and well-presented lifestyle property with a small cottage and several sheds on approximately 20 acres of native bushland. The property is a lifestyle block with plenty of potential to build a lovely main home to take in the views. Should you decide to build a new home then you have the added convenience of living comfortably in or utilizing the amenities of the small cottage that has the power connected, water tanks, a bio-septic and shedding..... all the essential and costly utilities already connected that are necessary when building any home. The very tidy one-bedroom cottage has an undercover entertaining area that faces the views. There is plenty of opportunity to be self-sufficient, have a few chickens and grow some veggies in the raised veggie garden beds and greenhouse. The open-front two-bay machinery shed is located off the side of the home and the owner has used it for her car and machinery. The workshop could be used as a hobby room or storage facility. The cottage is comfortable all year round with split system air-conditioning to keep the home snug in winter and cool for the summer. This property is located on Murrumbateman Road and is a very quick commute to the thriving town of Murrumbateman or into the city of Canberra.

Features of this Property – The Property:

- 8.14 ha / 20.11 acres
- Scattered shade and shelter trees
- The front yard is so very pretty with scattered trees and shrubs
- Great views of the hills, the valley and the creek
- Tarred road access
- Mainly native bushland with established trees
- Gently sloping to some level areas

The Cottage:

- One-bedroom self-sufficient Home with a verandah across the front
- 1 open-plan Living Area
- 1 Bedroom with Built-in robe
- Bathroom has shower & toilet
- Laundry in bathroom
- L-shaped kitchen
- Split-system air conditioning
- Living area with split-system air-conditioning
- Covered entertainment area with lovely views
- Established gardens
- Raised beds in veggie garden
- NBN Skymesh Internet

Sheds:

- 2-bay open front shed with workshop/extra storage room off one side
- Various small sheds & shelters
- 8m x 14m Large single span greenhouse dome structure (previously set up for nursery)
- Shipping container with wood shed extension

Water:

- 2 water tanks
- Licenced Stock & Domestic Bore
- Pretty dam
- Various garden taps

Other:

- Chicken pen
- Boundary fences fair
- Enviro Septic
- Electric HWS

Location:

- 30 minutes to Canberra Airport
- 25 Minutes to Canberra
- 10 minutes to Murrumbateman
- 30 minutes to Queanbeyan
- 15 minutes to Sutton
- 15 minutes to Hall /ACT border Barton Hwy into city

Agents Comments: This cottage has been home to the owner for many happy years. She has enjoyed life on the property and often sits to take in the expansive views. She has really loved living there. The property has a lovely feel to it and the cottage is very neat and well maintained. All the facilities are there to have you live in comfort should you wish to build or extend. The natural bush block is home to lots of native wildlife. I can only encourage you to inspect this beautiful property to appreciate all it has to offer. Please do not hesitate to contact us if you would like more information or make a time to inspect this property.