

13 Vallance Drive, Murrumbateman, NSW 2582

Elders

Sold Residential Land

Monday, 23 October 2023

13 Vallance Drive, Murrumbateman, NSW 2582

Area: 9145 m2

Type: Residential Land



John Lennie

Contact agent

Located in Murrumbateman's leafy, comfortably established freehold sections, Vallance Drive is a delightful avenue filled with nicely composed homes, bird-packed gardens and curious horses. Discreetly tucked away along its foliage dappled corridor, 13 Vallance is within pedestrian distance to the village and a 300m ride from the Murrumbateman Common with its 10 acres of recreation ground for horse riding & sunshine filled outdoor activities. It's a brilliantly deep 2.26 acre near level block that's perfect for adding a beautiful broad-fronted new home, sheds, pool, tennis court and orchards. The block's orientation suits today's modern solar passive architectural layouts perfectly. You can design a superb home with the internal and external living areas facing the north and place the bedrooms to the cooler south. There's an assortment of fabulous native and ornamental trees on the block that can be integrated into a new garden design, but they essentially provide layered elements of intrinsic privacy and shelter to the block that would normally take a lifetime to establish on a bare block. Being so deep the block is ideal for adding a second dwelling towards the rear. Just add a screening tree line and you would never see one separated house block from the other. With this in mind, 13 Vallance could be an ideal extended family purchase. Alternatively, the block is perfect for adding stables, round yard and arena if you're a keen horseperson. Essentially, this is a sensational block of land with a distinct country feel that's just the spot to unpack kids, chooks and those brand new home dreams. All this and just a 25 minute commute to Canberra. Property Technical Specifications • Block Identifier: Lot 75 DP: 258762 • Original home clearance: cleared under a Yass council Comply & Development Certificate (CDC) under the supervision of a licensed builder • Dual occupation: permitted under single title - subject to council consent • Block size: 9146m²/2.26ac, easy building, cleared building site with beautifully established feature trees, boundary tree lines & fruit trees, sectioned into 3 paddocks, decomposed granite soils over clay base - ideal for gardening activities • Residential building setbacks: 20m from front boundary, 10m from side/rear - subject to council consent • Block contour: near level • Shed: 9m x 6m steel double garage on concrete pad • Potable water supply: existing 9000lt/20,000gall concrete above ground rainwater tank, 2000gall above ground concrete water tank harvesting from the shed roofline • Sewerage: existing absorption trench system, however a buyer may need to install a new bio-septic system • Power: pole transformer adjacent to the property entry gate • Rates & Zoning: Yass Valley Council, \$2,103pa, RU5 (large lot residential) • Services: FTTN available, 5-day letter mail delivery to the front gate, wheelie bin household/recycle waste collection at the front gate, 500m to school bus service shelter at the intersection of Vallance Dr/South St. • Location: original section of Murrumbateman, 2 minutes/1.1km to Murrumbateman village, 25 minutes to Canberra's northern areas, 18 Minutes to Yass • Bonus location: 300m to 10ac Murrumbateman Common for non-motorised residents' enjoyment such as horse riding/jumping • Basis of sale: the property is being sold to finalise the estate