

# 14 Davis Circuit, Murrumbateman, NSW 2582

## House For Sale

Thursday, 8 February 2024



14 Davis Circuit, Murrumbateman, NSW 2582

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 1 m2

Type: House



Bree Currall  
0262959911



Dominic Johns  
0481211767

## AUCTION

Step into the serene embrace of Dundoos Estate, where this charming country home unfolds on a spacious 1-hectare plot with a single entry point, offering a haven of peace and tranquillity. The well-maintained grounds, meticulously cared for by property owners, paint a picturesque landscape, creating an idyllic environment. The inclusive local community and friendly neighbours further elevate the charm of this residence. As you approach, a new circular driveway and a north-facing orientation set the tone for warmth and hospitality. A 60sqm front veranda beckons, providing a perfect spot to welcome the day or unwind in the evening. Inside, the open-plan floorplan, accentuated by raked cathedral ceilings, amplifies the country ambiance, fostering a sense of spaciousness and abundant natural light. Immerse yourself in the outdoor allure with sprawling veranda's that invite relaxation and a heated pool, enhancing the property's entertainment value. The residence boasts four large bedrooms, each equipped with Daikin reverse cycle split systems and smart ceiling fan/lights, ensuring year-round comfort. The oversized master suite, positioned at the rear, offers a private retreat with a walk-in robe and an ensuite featuring a luxurious bath. Outdoors, the versatile space includes an outdoor paved firepit area and a detached 74sqm two-room recreation space – a perfect sanctuary for teenagers. Demonstrating environmental consciousness, the property features a 10.5 Kw solar system, 2 x 20,000L rainwater tanks, and an 8,000L bore water supply, ensuring self-sufficiency. For car enthusiasts, a large 108sqm garage accommodates up to four cars, providing both convenience and ample storage. Education is within reach, with Murrumbateman Primary School and Yass High School in the school catchment. The town center and Primary School are conveniently located a short drive away. Enjoy the proximity to local wineries and the convenience of being surrounded by bridle trails, making this property a perfect blend of countryside charm and modern comfort.\* Kitchen features two Bosch ovens, cooktop, and dishwasher \* Each bedroom is equipped with Daikin reverse cycle split systems and smart ceiling fan/lights \* Venetian blinds in the master bedroom and day/night blinds in other areas offer privacy and light control\* Newly installed heated saltwater pool solar blanket \* Spacious new rear deck (60sqm) perfect for outdoor relaxation and entertainment\* Benefit from a Generous 108sqm garage providing ample space for vehicles and storage\* 10.5 kW solar system for sustainable energy production\* Two 20,000L rainwater tanks ensure a reliable water supply\* Gather around the outdoor firepit area for cozy evenings under the stars\* Detached versatile two room recreation space \* 8,000L bore water tank.\* Reliable 3-phase electricity supply.\* Keep your chickens safe and comfortable in an extra-large enclosed coop Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.