

14 Dorset Drive, Murrumbateman, NSW 2582

Francis

House For Sale

Thursday, 13 June 2024

14 Dorset Drive, Murrumbateman, NSW 2582

Bedrooms: 6

Bathrooms: 2

Parkings: 2

Area: 9303 m2

Type: House



Peter Baum
0412851139

By Negotiation

Welcome to "Elm Rise" an elevated wide-fronted home with views of the countryside, a wrap around deck, this home is set within beautiful gardens. With timeless appeal for family life, its designed to capture the leafy aspect and north light across serene grounds. Offering huge scope to make your own mark on a sprawling Merryville Estate home of classic style, the potential is endless. Building & Pest report available - in marketing contract of sale. **Luxury Details:**

- Freestanding, Hebel block/Panel walls
- Solar powered 5k/w system
- Separate family spaces & more
- Rare opportunity, same family since construction
- Desirable position - lovely quiet tightly held pocket in Merryville Estate
- Impressive 9303sqm block w/115m frontage
- Well maintained through-out with scope for your own finishing touches
- Abundant natural light & in/outdoor flow
- Great fundamentals, functional modern layout
- Sep living, dining, open-plan living zone-able family spaces
- Formal entry foyer
- Thermal insulation
- Open living & formal living/dining rooms
- Wood fire in Living Room
- Ducted zoneable air conditioning 2 years new - 7 year warranty
- Solar panels 5k/w system
- Private landscaped sun-drenched garden
- Floor tiles kitchen, timber living & lounge and carpet family rumpus & bedrooms
- Rinnai instant hot water system
- Grey metal roof
- Close to Merryville Estate Lake owners loved to canoe and swim here
- Great neighbours!
- Kitchen and Laundry:
 - Luxury kitchen with granite bench tops
 - Modern light filled extremely functional
 - Gas cooktop, electric oven
 - Ducted extraction fan
 - High end soft closing drawers & cupboards
 - Vast integrated cabinetry in both Kitchen & Laundry
 - Deluxe granite island bench w/ breakfast bar shelving and storage
- Bedroom Accommodation:
 - King-sized master retreat + sep. entrance, WIR + built-ins + ensuite
 - Adaptability for families, work, or guests - flexible layout rumpus/studio with separate side entrance
 - Air-conditioned in all bedrooms
 - Built-in wardrobes all bedrooms except Bedroom 6
 - off living could be used as formal dining/ sep.lounge/pool room
 - Carpet all bedrooms
- Bathrooms:
 - 2 bathrooms - very spacious!
 - Floor to ceiling tiles
 - Main bathroom separate full size tub
 - Ceiling tastic heaters
 - Instant gas hot water
- Outdoors:
 - Beautifully landscaped gardens frame the home with lush greenery
 - Paved and covered 220m2 entertaining area off kitchen/family
 - Wood fire oven
 - Outdoor spa tub off master sep. entrance
 - Sundrenched North facing wrap around verandah with panoramic rural views
 - Large 60m2 waterproof storage shed on concrete slab with side yard access
 - Garden Shed
 - Ample storage in 70m2 garage + workshop area includes two auto remote roller doors, room for bikes, camping gear, canoes, etc
 - Established vegetable garden beds
 - Orchard
 - Cat run
 - Bird Aeries x 2
 - Wide level aggregate driveways - extensive vehicle parking
 - Automatic front gate
 - Potential rear of block 500m2 level cleared ground with straight side access to front of block

Overview :

- Bedrooms: 6
- Bathrooms 2
- Rates: \$ pa. approx.
- House Size: 280m² approx.
- Garage Size: 72m² & 10 meters long approx.
- Block Size: 9303 m² approx.
- Year Built: Disclaimer: Please note that while all care has been taken regarding general information and marketing information compiled for this sales advertisement, Francis Properties Canberra does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. We encourage prospective purchasers to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.