

# 14 Merlot Circuit, Murrumbateman, NSW 2582

## Residential Land For Sale

Tuesday, 23 April 2024

Elders

14 Merlot Circuit, Murrumbateman, NSW 2582

Area: 6500 m2

Type: Residential Land



John Lennie

## By Negotiation

This fabulous block of land has a contour that's almost as level as a tabletop and ready to build on now! Tucked away in a quiet street just 3 minutes from the village and 25 minutes from Canberra, this welcoming and beautiful lot is the perfect spot to build your sparkling new home and add a swimming pool, huge shed and the stables you've always wanted. Importantly, its easy contour is perfect for all age groups and gives you an easy to build on option. The block's 114m western boundary skirts a neighbouring privacy reserve, with a strolling pathway that leads past the development's kids play area. So, no neighbours on one long side barring the parrots and wrens that dart around through the trees. The Fields' 300,000lt per annum non-potable/garden water supply is more than enough to establish beautiful ornamental and productive gardens and orchards. As a bonus, there's already a line of native trees running a few meters in from western boundary fence. 14 Merlot is zoned for residential dual-occupancy (subject to relevant council approvals) making it an ideal extended family purchase. Located a walk away from the world class Shaw Wines and a 3 minute drive to all the broadening social conveniences of Murrumbateman village you can fully immerse yourself in a privileged country lifestyle, and still enjoy a short 25 minute commute to the ACT. This is your chance to plan and carry through to completion the stunning country property that you thoroughly deserve! Please contact the listing agent [john.lennie@elders.com.au](mailto:john.lennie@elders.com.au) for further details.

**Property Technical Specifications**

- Identifier: Lot 134 DP 1257138 (The Fields), entry from Isabel Drive, no time limit to build stipulations
- Block: ready to build on now, freehold title, 6500m<sup>2</sup>/1.61ac (West facing). Located on a circuit road with a level to mild contour with a tree line running 5m in from the west boundary fence. The block is fully fenced with steel post & wire covered in steel wire net, & has an attractive remote controlled powder coated steel entry gate. All prime structures must be contained within the designated building envelope
- Power: ready for connection at the boundary
- Non-potable water supply: ready for connection at the boundary, The Fields Communal Water Management Scheme -(proposed) bore water limited to 300,000lt pa per allotment (reviewable/circumstance adjustable) of reticulated water for stock, garden & other outdoor recreational purposes – subject to ongoing management fee available from the listing agent
- Potable/household water supply: buyer will need to install roof catchment rainwater tank/s as part of the property establishment with a minimum capacity of 110,000lt
- Dual-occupation: subject to council development consent
- Sewerage: buyer will need to install AWTS/bio-septic system as part of the property establishment
- Services (envisaged): fibre NBN, 5 day letter mail delivery to the front gate, weekly wheelie bin household waste collection, fortnightly wheelie bin recycle collection
- 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 newly opened primary school, Murrumbateman village with its general store/service station, butcher, cafes, doctors & chemists, hairdressers & family inn
- The Fields development: -Murrumbateman's latest rural residential estate development currently consists of freehold title partially serviced properties, ranging in size from 5,800m<sup>2</sup> to 14,000m<sup>2</sup>. The Fields allows its residents to develop that long-envisaged sustainable lifestyle, where they can establish orchards & vegetable gardens, plus run horses/large animals. Located just 42 minutes from Canberra's CBD means that each resident can enjoy the cultural/work mix of a thriving nearby city but escape to the country at the end each & every day. The Fields will provide its residents with a privileged country lifestyle; all backdropped with Murrumbateman's cool climate vineyards & set in undulating countryside. The Murrumbateman community is generally cosmopolitan, well educated & welcoming. Whilst still adhering to its country roots, Murrumbateman's dynamic growth is underpinned by many social fabric developments such the Barton Highway duplication to Canberra, many new service related businesses, & the recent opening of a new primary school just to name a few
- Location: short distance to The Fields kids play park, Shaw Wines cellar door & Olleyville restaurant, 3 minutes to Murrumbateman village, 25 minutes to Canberra's northern areas, 16 minutes to Yass township, easily accessed off Isabel Drive onto Grenache Way, then left onto Merlot Circuit
- Rates & Zoning: \$1,800pa approx., R2 (Low Density Residential)
- Property Viewing: 14 Merlot Circuit is fully viewable from its street frontage