

14 Stock Close, Murrumbateman, NSW 2582

Elders

House For Sale

Thursday, 13 June 2024

14 Stock Close, Murrumbateman, NSW 2582

Bedrooms: 2

Bathrooms: 1

Parkings: 9

Area: 2 m2

Type: House



John Lennie

By Negotiation

14 Stock Close provides you with a set of smart choices. You can live on site whilst building your dream home or enjoy this magical property just as it is. Located at the end of a closed road in Murrumbateman's Jiparu Estate, just 25 minutes from Canberra, 14 Stock Close is a clever example in how to infuse zesty tactile materials with Aussie natural surrounds. Firstly, the delightful 146m² studio home is the perfect marriage between good taste and space utility. The studio home's list of bundled features includes 108m² of living space with a foot warming wood heater, a superbly equipped kitchen with stone topped 3m x 1.22m island bench/meals bar, large walk-in pantry with contrasting black sink and crisp white French café tiles, and 2 large bedrooms including a 24m² master suite with access to the rear sun patio and cleverly designed 2-way ensuite/bathroom combo. This bathroom's spec is amazing. There's also a gifted laundry, storage facilities and a 39m² internal access garage that could be adapted into additional living area. Adjacent to the home there's a 9m x 10m Colorbond Night Sky American barn shed, with its attached 40m² annex that provides collective parking for 8 cars. This dream shed comes with plenty of workshop space, power, epoxy non-slip floors and connect-ready amenity points. The property's RU5 (large lot residential zoning) permits a dual-occupancy development subject to council DA approval. There's ample space to add an enormous home, swimming pool, gardens and another even bigger dream shed. Importantly, with the current studio/home being placed well to the rear/side of what would be the ideal larger home building site, you could establish a row of screening trees between the 2 buildings to achieve complete visual separation. This provides a quality option for future segregated family or rental living. The superb 5 acre block is currently divided into 2 gated laneway connected paddocks, backed with a light canopy of native bushland and enclosed with evergreen conifers and natives. It's an ideal block for larger animals, particularly horses and there's already a 6m x 5.5m larger animal/horse shelter, plus 2 laneway connected paddocks, each with a water supply. Essentially, 14 Stock Close is a beautifully composed property that enables you to expand your lifestyle over the coming years, or just enjoy the inspirational set up as is. 14 Stock Close is an attractive way of buying into one of Murrumbateman's leading estates where recent sales have recently topped \$2.38m for properties with one home on a much smaller exposed block of land. 14 Stock Close is a polished gem!

Property Technical Specifications

- Residence/studio: 107.5m² of residential living area, 38.8m² of attached garage area, total area under roof: 146.3m²/15.7m² (approximately)
- Residential features: -2 carpeted bedrooms including a 24.4m² master suite with walk-in-robe-custom designed beautifully equipped kitchen using Polytec cabinetry - large 3.87m² walk-in pantry with matching Polytec cabinets & black sink-3m x 1.22m island bench/meals bar with under counter storage-quality appliances - pyrolytic oven, induction cooktop-stone bench tops/soft close cabinetry -36.7m² light filled dual aspect living/meals area with solid fuel combustion heater -designer level 8.47m² 2-way bathroom/ensuite- floor to ceiling tiling & heated floor-superb laundry room with Polytec cabinetry-ample hallway & attic storage facilities-efficient LED lighting fitted throughout & outside the home-Swann camera system 4k HD with 16 channel NVR.
- Climate control: 3 x Panasonic split systems, each with air purification & smart controls, distributed ceiling fans, thermal insulation to all external wall/roof cavities
- Hot water: Stiebel Eltron Heat Pump hot water system
- Garaging & shed: total of 9 car spaces dispersed over the garage & shed -9m x 10m shed (6 cars), with a 4m x 10m annex/carport (2 cars)-4 over-height front & side annex doors - all electric roller doors-epoxy coated flooring-LED lighting to shed, including external spotlights-solid fuel combustion heater -water supply & bio-septic connections to shed-36.6m² attached garage with internal access to the home- electric door, epoxy coated floor, LED downlighting, retractable steps to roof cavity storage room-electric property entry gate, driveway bollard LED lighting with automated control-ample guest/large vehicle parking adjacent to the home
- Infrastructure & lifestyle:-hobby vineyard with automated irrigation including Shiraz & Cabernet-gate access to rear of property walking/equestrian track-6m x 5.5m horse/large animal semi-enclosed weather shelter-5mm small pet wire added to most of the boundary fences
- Potable water supply: 2 x 30,000L water tanks with water catchment from both the house & the shed. Entire house fitted with water filtration system with replaceable filters
- Non-potable water supply: Jiparu Estate community water supply with an annual allocation of 400,000lt
- Sewerage: bio-septic system with treated water dispersed over garden areas- AWTS tank with the capacity to accommodate an additional home with up to 5 bedrooms
- Block: 2.0ha/4.942acres of level to mildly falling land- ideal for adding a larger primary residence & future equestrian/large animal infrastructure- the block features rear sections of native tree cover, standard building line boundary setbacks for 2nd dwelling 30m from the front & 10m from the sides & rear
- Zoning & Rates: Yass Valley Council \$1,766pa, zoned R5 (large lot residential)
- Services: NBN FTTN, 5-day letter mail delivery, weekly rubbish & fortnightly recycling collections, school bus services to/from Canberra/Yass on Jiparu Drive 500m approx. 3 Phase power at

meter. • Jiparu Estate Community title fees: \$550pa approximately • Location: Jiparu Estate on the Canberra side of Murrumbateman, 5 mins to Murrumbateman village, 18 mins to Yass town