

16 Hercules Street, Murrumbateman, NSW, 2582

Sold House

Wednesday, 26 April 2023

16 Hercules Street, Murrumbateman, NSW, 2582

Bedrooms: 6

Bathrooms: 3

Parkings: 2

Type: House



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Traditional Values Flexible Choices

Located just a short 300m stroll from the Murrumbateman village shops this fabulous property comes with 2 residences, 6 disbursed bedrooms and a future full of lifestyle choices!

Positioned on a superb ½ acre block, the property's broad residential spread would suit a large extended family group, or a buyer wanting a split residential/rental opportunity.

The 243m² main home has 4 bedrooms including a fully segregated 33m² master suite, a massive 64m² central timber lined raked ceiling open plan living area with foot warming fireplace, a true country kitchen with a Rayburn solid fuel cooker, family room and over 54m² of covered outside alfresco/entertaining areas for BBQ's and family meals.

Yes, the home certainly comes with that wonderful welcoming feel that only our more traditional village properties have.

The 57m² detached cottage is separately power-metered from the main home and has 2 bedrooms, a very functional kitchen, open plan living/dining with a solid fuel heater and air-conditioning, plus a bathroom and laundry. The cottage is very comfortable and besides being an obvious rental opportunity, would suit teenagers or live-in grandparents.

The property's 2,023m²/1/2ac block carries a selection of mature trees and good grassed open recreation spaces. There's also a double garage/workshop, and a 6m x 3m garden utility/storage shed.

Essentially, this beautifully presented village property provides you with a brilliant village way of life, plus a selection of opportunities.

Lovely property!

Property Technical Specifications

Residence Main Living: 188.5m² of residential living area, 19.6m² of covered front alfresco/verandah, 35m² of front pergola, total area under roof: 243.1m²/26.1sq (approximately)

Garaging: double (6m x 7m) semi-attached Colorbond steel garage on concrete base with connected power, 2 manual doors & covered walkway to the home, open graveled parking adjacent to the home for guest & trailer parking

Residential features main living areas:

- 54.6m² covered verandah/pergola
- formal entry foyer
- 4 bedrooms including a fully segregated 33m² master suite with WiR and large ensuite with shower & bath
- country style kitchen featuring a Rayburn solid fuel stove & conventional gas cooktop, conventional electric oven dishwasher & large WiPantry
- 64m² central open plan living area with superb timber lined raked ceilings, skylights & solid fuel heater
- 16.8m² family/dining room
- laundry room with storage & skylights
- new carpets across the home
- fresh external paintwork

Climate control: solid fuel combustion heater & Daikin 9.4Kw split cycle air-conditioner to the main living area, distributed ceiling fans, thermal insulation to all ceiling & cavities & to the external wall cavities of the more recent wall cavity sections

Solar: 2Kw system back to grid

Hot water: ensuite/kitchen gas instant, main bathroom/laundry 250lt electric

Second Cottage Residence living: 57m² of residential living area approximately

-power separately metered from main residence

-elevated timber arrival deck

-2 bedrooms- 1 with robes

-lounge/dining room with solid fuel combustion heater & split-cycle air-conditioning unit

-kitchen with electric cooker range

-bathroom/WC & laundry room/linen closet

-water supply: instant gas hot water, kitchen connected to tank water, laundry/bathroom connected to village water

-R3 thermal roof insulation, R1.5 external wall insulation

-under periodic tenancy

Shed: 6m x 3m steel utility/garden shed on concrete base

Potable water supply: 39,000lt/8,600gall above ground rainwater tank harvesting from the home's roofline

Non-potable water supply: Murrumbateman village water

Sewerage: connected to village sewer system

Block: 2,023m²/1/2 acre of level to mildly contoured & fenced corner block land

Zoning & Rates: Yass Valley Council RU5 (village) \$2,806pa

Property Services:

-5 day letter mail delivery at the front gate

-wheelie bin household & recycle waste collection at the front gate

-school bus shelter services to/from Canberra/Yass corner Hercules/Rose Sts (300m), or the corner of West and Hercules Sts.

-NBN connected to main residence/connectable to cottage

Neighbourhood Services: stroll to Fairley Early Childhood Service (full day care centre, school holiday programmes hours 7am-6.30pm weekdays, Murrumbateman Early Childhood Centre Assoc. 3-5 year olds hours 8am-4pm weekdays, & the new primary school which is due for opening 2023, Murrumbateman village with its general store/service station, butcher, cafes, doctors & chemists, hairdressers & family inn

Location: original Murrumbateman village precinct, 300m stroll to Murrumbateman village, 20 minutes to Yass township, 25 mins to Canberra's northern areas