

16 Malbec Drive, Murrumbateman, NSW 2582

Residential Land For Sale

Thursday, 30 November 2023

Elders

16 Malbec Drive, Murrumbateman, NSW 2582

Area: 6506 m2

Type: Residential Land



John Lennie

\$699,990

Elevated blocks with near 360deg views equip you with a dazzling array of choices in home design layouts. You can literally be spoilt for choice when considering where to place your internal and external living areas to effectively capture the sensational rural outlooks. With its commanding rise-up from the street and gentle ebbing contour 16 Malbec is easy building block that suits a split level or single level home. Whatever your personal tastes and family needs, this beautiful block can handle it! It's large 3,078m² building envelope and 54m NW street frontage allows you to build a big home with tons of spacious light-filled living areas, sheltering wide verandahs and sensational outdoor entertaining areas. Why not add a sparkling azure blue swimming pool to top it off? Yes, you'll have plenty of space left over for a big shed to tinker around in on weekends and house the vehicle collection of your dreams. The 3 phase power connection is available at the boundary for hoist and large machinery operations. Imagine that you can build a shed that's bigger than your current city home..... If you're a keen gardener, you'll thrive on the dynamic decomposed granite over clay soil types that will push along a production orchard and superb gardens. The Fields is also animal friendly, so you can bring along your dog and cat too. Yes, new chooks, ponies, alpacas and sheep are all welcome. 16 Malbec is zoned for residential dual-occupancy (subject to relevant council approvals) making it an ideal extended family purchase. Location wise you'll be just 25 minutes away from Canberra, a stone's throw away from the world class Shaw Wines and a short hop to the social conveniences of Murrumbateman village. Essentially, this amazing block of land is your chance to escape the limitations of the city and step into the joys of open country living. Please contact the listing agent john.lennie@elders.com.au for further details.

Property Technical Specifications

- Identifier: Lot 164 in Stage 1 of the proposed plan of subdivision of Lot 1 DP 126670 (The Fields), no time limit to build stipulations
- Block: ready to build on now, freehold title, 6506m²/1.5ac (NW facing) located at the entrance to The Fields off McIntosh Circuit, excellent contour rising to a slightly raised building envelope and is 100% clear of timber/dams. The block is fully fenced, with steel post & wire with steel net cover. It has a remote controlled powder coated remote/button pad solar powered access steel entry gate & power/non-potable water services available at the boundary. All prime structures must be contained within the designated building envelope
- Vendor commissioned reports included in this sale: site investigation report with soil test/geotechnical reports
- Dual-occupation: with development consent
- Power: ready for connection at the front boundary
- Non-potable water supply: 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 TBA service/management fee
- 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
- Sewerage: buyer will need to install bio-septic system as part of the property establishment
- Services (envisaged): fibre NBN, 5 days 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 center, school holiday programs – 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
- The Fields estate:-Murrumbateman's latest rural residential estate development currently consists of freehold title partially serviced properties, ranging in size from 6,500m² to 14,000m². 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 new primary school just to name a few..
- Location: short distance to the Shaw Wines cellar door & Olleyville restaurant, 3 minutes to Murrumbateman village, 25 minutes to Canberra's northern areas, 15 minutes to Yass township, short pedestrian/riding distance to the 10ac Murrumbateman recreation Common for horse riding – you can keep your horse on block & ride to the Common
- Rates & Zoning: \$1,800pa approx., R2 (Low Density Residential)