

18 Barley Place, Murrumbateman, NSW, 2582

Sold House

Wednesday, 26 April 2023

18 Barley Place, Murrumbateman, NSW, 2582

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Type: House



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Miltin - Extended Family Home - Brilliantly Composed Magnificent Gardens

Miltin is a property of profound lifestyle symmetry.

Scoped to take advantage of the gently falling large 4.7 acre block, pre-existing dams and original windmill, everything about Miltin projects perfect harmony.

Miltin's amazing 334m² home comes with 4 bedrooms, 3 of which have their own ensuites.

The semi-segregated 32m² master suite has a large ensuite and walk-in robe spaces, plus direct access to its own paved sun patio and gardens. Two of the with-ensuite secondary bedrooms are both king sized, and one has sliding door access to the north facing brick paved vine covered garden pergola which is bathed in dappled sunshine.

The home's savvy mix of bedrooms makes it an ideal candidate for a larger family group, a couple that have regular vineyard tripping guests and visiting family, or someone wanting to start-up a casual accommodation venture such as Airbnb. The brilliant floorplan provides dispersed space to move about without sacrificing those important isolated spots to just relax and individually reflect.

There's also a large rumpus room space that's ideal for use as a kid's break-out area, home gym, 5th bedroom, or a guests' lounge.

If you appreciate a great kitchen, you'll love this one. Acres of stone bench tops, soft close cabinetry, induction cooktop for focused high heat and no shortage of utility storage will ensure that your home chef will be kept happy for years to come.

Adjacent to the kitchen there's double-aspect family/meals room with sliding door access to the BBQ pergola on one side, and on the other, the covered spa alfresco with a very nifty motorised opening louvre roof and amazing views over the gardens and dam.

Lastly, the home also has connected formal lounge and dining rooms, plus an open plan study with adjacent powder room.

Michael Bligh from Goulburn designed the gardens, and they are nothing short of botanicus bravado!

The garden layout centrepiece is a magnificent dam.

Originally a working paddock stock dam, it's been oh-so artfully domesticated by setting it into a surrounding clasp of lawns, paved areas and complementary gardens. Just off to one side is an original farm windmill that adds a mellow touch of Australiana to an already amazing setting. The dam area and gardens have ample spots where you can just sit, watch the waterbirds paddling on the water and just chill with a good book.

The overall garden layout is a magical mix of visually aligned pathways, bordered shrub beds, defining clipped hedges, an astounding array of mature trees including a Bradford pear lined entry driveway, many ornamentals, mop-top and fruit production trees. There's also a fully netted orchard containing a broad variety of fruits.

Property garaging consists of 4 secure cars spaces spread over the home's attached garage and the adjacent shed.

Essentially, Miltin is a superbly composed property with enormous charismatic appeal. Miltin is a sensational way of life!

Property Technical Specifications

Residence Main Living: built 2008, 251m² of residential living area, 25m² (approx.) of covered alfresco area, 40m² of attached garage area, 19m² of covered front portico, total area under roof: 334m²/36sq

Garaging: total of 4 secure car spaces

-2 bay attached garage with internal access to the home

-2 car space bays in shed, plus 1 workshop bay

Residential features main living areas:

-elegant mop-top lined approach pathway, covered front verandah/portico & formal entry to the home

-4 bedrooms:

-spacious semi-segregated 32m² master bedroom with walk-in robe, large ensuite (floor to ceiling tiles) & sliding door access to the gardens

-2 king bed sized bedrooms with robes & ensuites (floor to ceiling tiles) 1 has sliding door access to the rear pergola

-1 double-sized bedroom with robe

-open plan study with built in bench, book shelving & adjacent powder room

-chef's kitchen with induction cooktop, double stainless steel oven & dishwasher, cabinetry with soft close drawers, 20mm stone benchtops, walk in pantry

-spacious family/meals room with access to the paved garden spa alfresco with its motorised louvre opening roof- this area has stunning views over the property dam/gardens

-formal dining room

-formal lounge room

-29m² rumpus room with built-in storage wall & access to the brick paved vine covered rear BBQ pergola

-laundry with built-in cupboards/bench and a separate walk in linen/wine storage area

-high ceilings

-block-out curtains and blinds throughout

Climate control:

-ducted Daikin reverse cycle air-conditioning

-insulated ceiling & external wall cavities

-ceiling fans in the family/meals area & the 3 main bedrooms

Solar:

-2.4kw system on the shed

Hot water:

-Solar hot water system with electric booster

-Secondary electric off peak hot water system for bedrooms 2 & 3

Gardens:

-Michael Bligh designed gardens with fully mature trees

-2 dams, windmill, garden sculptures and wooden bench seats placed throughout the gardens

-fully established netted orchard (apples, apricots, plums, and others)

-raised vegetable/herb gardens close to the house

-chook shed and run

Sheds:

-63m² 3 bay detached Colorbond shed on concrete pad with 2 vehicle access doors & workshop area

-garden utility sheds on a concrete pad for storage of garden equipment

-3 phase power available

Potable water supply:

-135000lt main in-ground concrete rainwater tank with first flush, harvesting from the home's roofline

-10000lt rainwater Polytank harvesting off the main shed

Non-potable water supply: Merryville Estate community water supply (seasonally adjusted)

Sewerage: Enviro-cycle septic aerated waste treatment system

Block: 1.885ha (4.7acres) of superbly private landscaped/tree scaped land

Zoning & Rates: Yass Valley Council \$2051pa, (residential non urban)

Community title fees: \$700pa approx (covers non-potable water supply, tennis court, & maintenance of the estate's community recreational recreational areas etc.)