

18 Jiparu Drive, Murrumbateman, NSW 2582

WINDROSE

Acreage For Sale

Thursday, 9 May 2024

18 Jiparu Drive, Murrumbateman, NSW 2582

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Type: Acreage



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Contact Agent

Are you looking for that perfect lifestyle balance. If you are, then look no further than this beautiful abode. Welcome home, to 18 Jiparu Drive, Murrumbateman. Discover the perfect blend of comfort, space, and natural beauty in this sprawling 3-acre property. Nestled in a tranquil setting with a neighbouring nature reserve, this modern home offers a calm and peaceful atmosphere – the perfect place to call home. Featuring a master suite with a large walk-in-robe and ensuite, two further generously sized bedrooms, each with built-in robes, and ample storage solutions including a walk-in linen cupboard. A large, shared bathroom with a separate toilet complements the practical layout of the home, ensuring personal space and convenience for all family members. Designed with three expansive and separate living spaces, plus a designated meals area, each bathed in natural light from the north-facing orientation, creating warm and inviting areas for relaxation and connection. The heart of the home features a large, modern kitchen with a walk-in pantry and an island bench topped with stone, which connects the two main living spaces. An Archer 900 gas fireplace in the main living area ensures cozy winters, while three Daikin split system air conditioners maintain comfort year-round. The flooring throughout the home is a tasteful mix of Jarrah wood floating floors, plush carpet, and practical tiles, combining style with functionality. Outdoors, the large deck provides an idyllic setting for entertaining or quiet evenings alone, featuring a Cedar Hot Tub that promises relaxation under the stars. Equipped with a 6kw solar system and a substantial 105,000L water tank, the home ensures an eco-friendly and cost-effective living environment. This property not only offers a private escape but also captures the essence of country living with modern comforts, making it an ideal retreat for those looking to connect with nature without sacrificing convenience.

At a Glance:

- Flat, 3-acre block adjacent to nature reserve.
- Large master suite with walk-in-robe and ensuite
- Two further generously sized bedrooms, located on opposite side of the home from master, both with built-in robes
- Large main bathroom with separate toilet
- Ample storage including a large walk-in linen cupboard, laundry, and oversize storage cupboard in hallway.
- Modern kitchen with walk-in pantry and island bench with stone benchtops.
- Archer 900 gas fireplace and three Daikin split system air conditioners.
- Jarrah wood floating floors through entry, kitchen and two living areas, plush carpet in third living and bedrooms.
- Large covered alfresco area plus expansive outdoor deck with a Cedar Hot Tub.
- Three-car shed plus workshop.
- 6kw solar system
- 105,000L water tank
- LPG Gas connection

Location Highlights:

- Located in the serene and established Jiparu Estate, known for its privacy and tight-knit community atmosphere.
- Located in the heart of the award-winning Yass Valley wine district.
- Convenient access to school bus services to Canberra and Yass, perfect for families seeking connectivity to city centres.
- 7-minute drive to amenities within Murrumbateman town centre including, IGA, petrol station, pub, doctor, pharmacy, childcare, gym and multiple cafés.
- Located just 25 minutes from Canberra's northern areas, combining rural tranquillity with city proximity.