

2 Cabernet Way, Murrumbateman, NSW, 2582

Sold Land

Wednesday, 26 April 2023

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Type: Land



John Lennie
0261185002

Ready to Build on Now! No Long Development Works Waiting Time - Premium 8472m2 Residential Building Block

Murrumbateman's latest rural recreational development provides you with an immediate opportunity to unleash your creative building dreams and finally achieve what you want out of life.

Don't wait for a new development to be completed when you can start your building plans NOW!

This stunning block at the very entrance of The Fields is ready to build on NOW, and is your chance to conceive, influence and carry through to completion the stunning country property that you've always wanted.

Located just a stone's throw away from the world class Shaw Wines and all the social conveniences of Murrumbateman village you can fully immerse yourself in a privileged country lifestyle, and still have a short 25 minute commute to the ACT.

With its commanding rise-up from the street and gentle contour it's easy to build on and comes with a large building envelope and 70m NW street frontage. These combined factors will allow you to build a home with an imposing broad frontage, spacious light-filled living areas and traditional wide verandahs. You get all this and have space left over for a big shed/stables and swimming pool.

If you're a keen gardener, you'll love the dynamic decomposed granite over clay soil types that will push along a thriving orchard and superb gardens.

Everyone's aware that Murrumbateman's property values are heading upwards, so this may be your only chance to secure a sensational building block in a first-class location.

Please contact the listing agent john.lennie@elders.com.au for further details.

Property Technical Specifications

Identifier: Lot 110 in Stage 1 of the proposed plan of subdivision of Lot 1 DP 1257138 (The Fields), entry from McIntosh Circuit, no time limit to build stipulations

Block: ready to build on now, freehold title, 8472m2/2.0935ac (NW facing) located at the entrance to The Fields off McIntosh Circuit, excellent contour rising to a slightly raised building envelope and is mostly cleared but for a few small boundary trees. The block is fully fenced, with steel post & wire with steel net cover & elements of the estate stone/timber materials. It has a remote controlled attractive steel entry gate & services available at the front boundary. All prime structures must be contained within the designated building envelope

Vendor commissioned reports included in this sale: Contour survey plan, Soil classification, BAL (bushfire attack level) these will be provided to the buyer for free

Power: ready for connection at the front boundary

Basis of Sale:

-for sale via By Negotiation contact the listing agent via email for further details & a copy of the marketing contract

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 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

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 establishment of a new 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)

Viewing: 2 Cabernet Way is fully viewable from its street frontage & McIntosh Circuit