

2 Lakeview Drive, Murrumbateman, NSW 2582



Sold House

Thursday, 2 November 2023

2 Lakeview Drive, Murrumbateman, NSW 2582

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Type: House



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\$1,455,000

+ Magnificent semi-rural property with unrestricted views over the Community Reserve and Lake. It has been set up for those with a passion for horse riding but could easily accommodate other livestock or just be enjoyed as a rural retreat.+ Merryville Park Estate is a well-established community with respectful neighbours and a very low home turnover. There is no through traffic, it is peaceful and has many areas to enjoy walking or riding in the countryside.+ The home is architecturally designed based on a federation style. It has spacious, light-filled rooms with high (3m) ceilings and picture rails. It features three huge bedrooms, two separate living areas, a large study that could be used as a bedroom, an enclosed glass Conservatory, a three-car plus workshop garage with shelving, plenty of storage and an automatic door.+ The spacious kitchen has views over the gardens and is equipped with a Bosch gas cooktop, a Fisher & Paykel electric oven, and a Miele dishwasher. It has lots of storage and bench space.+ The master suite has a northerly outlook to the manicured gardens and has a huge built-in wardrobe, an ensuite bathroom with a large shower recess, a spa bath and a separate toilet.+ The other two bedrooms face south and have views over the Reserve and Lake.+ Secure yard area for dogs at the side of house fenced with 1.5m colorbond panels+ The property has been thoughtfully developed and is very manageable. It is landscaped throughout and is subdivided into 5 grazing areas with excellent fencing comprising plain wire, netting and electric tape.+ The private driveway is lined with evergreen poplars which were professionally pruned in July and there are many mature eucalypts and deciduous trees on the block providing shade in Summer and Autumn colour.+ The large established orchard contains pear trees, a 3-way grafted apple, apricot and satsuma plum trees.

Equestrian Features:+ Stable complex comprising 2 4m x 4m stables with rubber matting on concrete floors; 1 stable double as covered wash bay with hot water available; 8mx 9m yard; 8m x 3m tack and feed area equipped with rug racks and steel feed bins, sink and hot water; 300 KVA Davey water pump; a large covered parking area for horse float or vehicles and an insulated covered storage area for hay (30 bales). All areas are well-lit and power points are available.+ 40mx20m arena with sand and rubber flake surface and enclosed with steel rail+ Direct access from the driveway to the Community Reserve and to riding trails for riding out+ Block Size: 11.288m²/2.79 acres/1.13 hectares+ Land Valuation at 01/07/22: \$690 000+ Year House Built: 2001+ Internal Living Area: 224.6m²+ Garage Size: 86.5m²+ Glass Conservatory: 28m²+ Annual Costs: - Rates - \$2,128.66 - Merryville Park Community Assn Levies - 4/2023 \$435.33; 4/2022 \$606.95 - Envirocycle Inspection Fee: \$360 (approx.)+ Water Supply - 94,635 litre in-ground concrete tank plus 27,000-litre poly tank above ground - 1000 litre poly tank attached to shelter shed - New Davey HS80-08T water pump for house installed September 2023 - Davey 300KVA pump to stables serviced September 2023, plus spare refurbished pump - A Community reticulated water supply is available for watering gardens and for stock+ Power/Heating /Cooling: - 3-phase power connected - 4 KW solar system - Solar and gas-boosted hot water - Underfloor heating, zoned, to all living areas and bathrooms - Braemar Evaporative Cooling System - Gas log burner in the main lounge area - NBN connected to the house