

2 Marquess Place, Murrumbateman, NSW 2582

VERV

Sold House

Tuesday, 15 August 2023

2 Marquess Place, Murrumbateman, NSW 2582

Bedrooms: 5

Bathrooms: 4

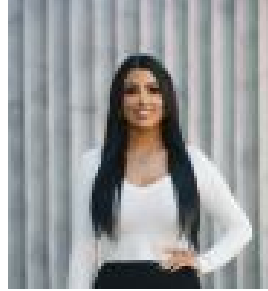
Parkings: 7

Area: 1 m2

Type: House



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\$2,050,000

Proudly welcomed to the market is this stunning architectural masterpiece, "Teulu" is a gorgeously appointed semi-rural estate positioned on 4.6 acres* of immaculately landscaped grounds and undoubtedly one of the most breathtaking properties in Murrumbateman. This architectural marvel was designed by award-winning ModArch architects and has been carefully designed to provide a strikingly brilliant façade with Rustic Grey Cladding from Artisan Stone and Eco composite cladding and towering 3075mm front entry. The owners desire to connect indoors with outdoors is also apparent, the gorgeous 118m² verandah wraps superbly around the rear of the home with seamless connection between indoor living to outdoor entertaining. Number 2 is a generous north facing five-bedroom, four-bathroom home with seven car spaces and set over 349m² of internal living and designed all on one level. The well-considered floorplan is perfect for those yearning for a larger family home as it offers four separate living areas, large study, multiple bedrooms and various outdoor entertaining spaces. The home has also been perfectly designed to accommodate growing teenagers or live-in family members as it offers two separate master bedrooms on either side which includes a self-contained living quarter with wet bar, living space and 5th bedroom/second master bedroom. As we begin to head into warmer months the exceptional outdoor entertaining spaces will host many gatherings with family and friends, and they won't want to ever leave! This includes a fully enclosed 64m² Pavilion with polished concrete floors, woodfire pizza oven, external rangehood, 5 burner gas BBQ, sink and three bar fridges. Additionally, there is also an outdoor spa with café roller blinds, fire pit area and a multitude of covered outdoor entertaining options this is the quintessential family home designed and built with entertaining in mind. Nestled amongst the popular Murrumbateman township which includes a Post Office, Chemist, Medical Centre, Childcare, IGA, Pub, home to almost 20 world class boutique wineries, local shops, local school and village markets. Features Include:- Architecturally designed home- Awarding Winning ModArch architecture firm- North facing to the rear (due north)- Generous 3 acres parcel of land fully fenced- Additional 1.6acre green belt land- Double glazed windows and doors throughout- Substantial single level home – 349.05m² living only- Incredible 118.69m² of rear covered Verandah with ModWood decking- Five large bedrooms + large study room with custom joinery- Four bathrooms (ensuite x 2, main bathroom & full bathroom in shed)- Seven car garage (triple car garage with internal access & shed car accommodation)- Four separate living spaces (rumpus, media room, dining/lounge and activity room)- Two master bedrooms with walk-in-robe and ensuites with double vanity and floor to ceiling tiles- Huge 144m² shed with 3 phase power, three separate garage doors, middle garage door 3.1m opening, LED lighting, double power points, sealed concrete floors and ceiling and walls are insulated- Shed offers fully enclosed gym with marine carpet, USB power points & full bathroom- Hydronic under floor heating throughout main house (two separate systems)- Designer kitchen with large island benchtop, soft close drawers, Caesarstone benches, custom joinery and cabinetry, glass splashback, double sink and bi-fold serving window onto the covered alfresco.- Quality kitchen appliances: Electrolux 900mm induction cooktop, Electrolux 900mm double oven, Fisher & Paykel 900mm rangehood & Bosch dishwasher- Walk in Pantry with custom joinery, laminate benchtop, acrylic splashback and additional sink- Granny flat offers rumpus/living room, 5th bedroom, wet bar with stone benchtop and quality Fisher & Paykel appliances including; rangehood and induction cooktop- Fully enclosed 64m² pavilion with polished concrete floors, fully insulated, woodfire pizza oven, Caesarstone benchtops, external rangehood (twin motors), sink, 5 burner gas BBQ, built-in cabinetry and three bar fridges- Rainwater tank 135,000 litres – connected to the main house (huge catchment area)- Additional 22,500 litre water tank & 5,000 litre water tank (next to shed)- Bore 300,000 litre water rights (community bore)- Solar electricity 11KW system- Bio Septic system (on-site grey water treatment system for irrigation purposes)- Two separate instantaneous gas hot water system- Fire pit area with gravelled rocks- Covered 6 person spa area (spa included) with café roller blind- Large grass area with ample room for kids or family pets to roam- Additional secondary enclosed boundary perfect for horses, sheep or ponies- Electric gate powered by solar electricity with battery- Ample room for trailers, boats or bikes- Additional green belt perfect space for additional animals to roam (firewood supply)- Green belt offers separate driveway access- Fruit trees include apple, orange, pear, plum and mandarin Additional Features:- Internet fibre to the node - Currently setup with Starlink- House wireless access points x 2 & pavilion x 1 point- Theatre/activity room has speaker cabling and plug in ports- House built on concrete slab- Ceiling fans in every bedroom (DC ceiling fans)- Wall insulation R6 & Ceiling insulation R9 (R6 batts & 1.5 sarking)- Internal front fence electric- Three separate TV aerials- Keyless entry with coded digital lock or swipe access Combined Rates: \$1900 per annum (main house & greenbelt)*Community Bore Fee: \$240 per annum*Bio Septic Servicing: \$400 per annum*Year Built: 2016 Living: 349.05m² approx. Garage: 69.40m² approx. Rear Verandah: 118.69m² approx. Front Verandah: 42.69m² approx. Shed:

144m2 approx.Pavilion: 64m2 approx.Block: 4.6 acres approx.*Quoted prices are subject to change and yearly reviews*
The total land quoted includes the additional green belt - Lot 3 / DP 1144964