

# 23 Nirta Drive, Murrumbateman, NSW 2582

## Sold House

Friday, 18 August 2023

23 Nirta Drive, Murrumbateman, NSW 2582

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 2 m2**

**Type: House**



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**\$920,000**

This is your opportunity to create your lifestyle dream. 23 Nirta Drive is your opportunity to either break into the Murrumbateman market or live in while you build your dream home – both benefiting from the fantastic location just a short walk to the lifestyle offerings the locals love. Beautifully and privately positioned, this two-bedroom home is well maintained, presenting a wonderful opportunity to personalise with your own touches. Every window gives you a beautiful aspect, a glimpse of the nature surrounding you. Inside, the home offers both open plan living and dining yet separation when desired. The living and dining areas are saturated with light, adjacent to the kitchen which is equipped with fantastic bench space, cupboard space and gas cooking. Ideally located for either rest and relaxation, or hosting family gatherings, the large fully-enclosed sunroom and adjacent pergola are located just off this space. Accommodation is provided in the form of two generous bedrooms. Cleverly designed, the master bedroom offers a walk-through robe, to the two way bathroom acting as an ensuite. The bathroom offers a separate bath, shower and separate WC. Bedroom two also features built in robes. For additional functionality, there is a full-sized laundry, plus a double attached carport. If you are looking to build your dream home, you can enjoy the benefits of living in as you watch your masterpiece come to life, also benefiting from the infrastructure already in place. The long driveway can accommodate large vehicles and machinery, plus additional parking space for multiple cars. The 5-acre block is well equipped already divided, offering multiple water tanks, a private dam, sheds and chicken enclosures. Murrumbateman's bustling, growing town centre is only a short walk away, plus just 20 minutes from the ACT border, this is an ideal opportunity to take advantage of a highly desirable location and make it your own.

- Break into Murrumbateman market or live in while you build your dream home
- Large, flat divided block of land
- Master bedroom with walk through robe to two-way bathroom/ensuite
- Well equipped kitchen with gas cooking
- Enclosed sunroom
- Double attached carport
- Walking distance to town amenities
- Private dam
- Multiple water tanks for home and animal use
- Large Envirocycle wastewater treatment system with capacity for multiple dwellings