

24 Malbec Drive, Murrumbateman, NSW 2582

WINDROSE

Sold Residential Land

Saturday, 23 December 2023

24 Malbec Drive, Murrumbateman, NSW 2582

Area: 6501 m2

Type: Residential Land



Sam McGregor

\$635,000

Welcome home, to number 24 Malbec Drive. Your clean slate, dream block in the picturesque NSW wine region. Set high and private, toward the rear of the Field's subdivision (between the established Merryville Park and Merryville Estate's), this 1.5acre (approx.) freehold parcel is ready for you to plan, dream, build and live. Located less than 40 minutes to the Canberra CBD, and 5 minutes to the growing amenity of the Murrumbateman township, the Fields at Murrumbateman offers a rare opportunity to secure a clean slate, premium, rural-lifestyle parcel of land. At 24 Malbec Dr, the current owners have engaged an architect to prepare plans for their dream home, and have commenced council inspections and certifications – so some of the leg work has been done. Alternatively, for the more creative and free-spirited, engage your own architect and builder (on your own timeline) – watch your dream come to life. Block's of land like this are rare in the booming township of Murrumbateman, so for more information, to review a copy of the contract, or arrange a private inspection, please contact Sam McGregor of MARQ Property as soon as possible. Murrumbateman and the Fields Shrouded in a rich cultural history, and more recently known for its nationally and internationally awarded cool-climate wineries, Murrumbateman is a booming township close to the ACT-NSW border that has, become a popular tourist and weekend destination to locals and interstate visitors to the Canberra region. Offering the charm and close-knit community you only get in a small country town, within an easy commuting distance to Canberra, the appeal of the Fields is unrivalled in the region. Living on an easy-care acreage block, in your dream home, built to your own design, within an easy commute to a major city - is an opportunity most would never consider possible. - Large, cleared, block - over 6500sqm (approx. 1.5 acres), located to the rear of the Fields (meaning increased privacy and decreased traffic noise). - Ready to build now – contact to discuss what works have been undertaken on this block that will make the building process easier for you. - Not tied to any builder – though we can help with architects recommendations and builder's if you need inspiration or assistance- Option available to utilise current owners building plans if desired. Site surveys and BAL rating's have been undertaken for this block. - Proposed 300,000ltr non-potable water allotment from bore or the area's dam's - Less than five minutes' drive to the current and growing amenity of Murrumbateman, including Post Office, Chemist, Medical Centre, Childcare, IGA, Café, Pub, Wineries and Bus stops to Canberra. - Growing amenity in Murrumbateman (early 2023) at Fairley Square includes Bakery, Café, Gym and other commercial offices, and brand new Primary School.