

**25 Malbec Drive, Murrumbateman, NSW 2582**

**VERV**

**Sold Residential Land**

Thursday, 17 August 2023

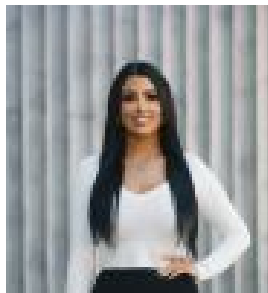
25 Malbec Drive, Murrumbateman, NSW 2582

Area: 7284 m2

Type: Residential Land



Jason Roses  
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Sharna Sinclair  
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**\$655,000**

An outstanding opportunity to begin designing your dream home as small or as large you desire. Embrace the relaxed lifestyle that Murrumbateman offers its residents, where you can enjoy the tranquility of the countryside while being close to the popular Murrumbateman township. When choosing the perfect location for your new home, consider the surrounding environment. Purchasing in a street adorned with other multimillion-dollar homes ensures the preservation of your property's value. Now is your chance to seize this special opportunity and make Murrumbateman your new home. Embrace the natural beauty and create a lifestyle that others can only dream of. Features:

- Block size: 1.7 acres
- Rates: \$642.52 p.a.
- Power connected to boundary
- Fibre NBN
- Non-potable water from bore (300,000 litres pa), managed by an external party
- Fenced property with motorised gate
- Freehold title
- Ready to build on
- No time limits to build
- Vendor commissioned reports included in this sale: Contour survey plan, Soil classification, BAL (bushfire attack level)
- Sewerage: buyer will need to install a bio-septic system as part of the property establishment
- Power ready for connection

Close Proximity to:

- Fairley Early Childhood Centre
- New Primary School
- Abode accommodation
- Murrumbateman Health Hub
- Yass Valley Dental
- Pharmacy, medical & postal service available
- Cafe, Takeaway
- Hair salon
- Mechanical services
- Local groceries / butcher
- Caltex service station
- Murrumbateman family inn / motel
- Commuter bus service