

26 Malbec Drive, Murrumbateman, NSW 2582



House For Sale

Wednesday, 17 April 2024

26 Malbec Drive, Murrumbateman, NSW 2582

Bedrooms: 6

Bathrooms: 3

Parkings: 2

Area: 5787 m2

Type: House



John Lennie

By Negotiation

This is your chance to fast track an amazing new home build in Murrumbateman's latest rural recreation development! Now for sale at near lockup stage, 26 Malbec Drive in The Fields development allows you to personally customise the substantially completed home and separate studio, and then add the country gardens and lifestyle attributes you've always wanted. Whether you're a builder, owner builder or someone just wanting to stamp your personality onto a cleverly designed country-style property, 26 Malbec Drive is for you. The home's frame design provides a total of 316.6m² under roof, 4 spacious bedrooms including a fully segregated 57m² master suite/study/parents' retreat section, 94m² central kitchen/living/dining area with raked ceilings connected to a 24m² alfresco, home theatre/rumpus/5th bedroom, a laundry/mud room and double garage. The detached and matching 49m² studio is frame-sectioned into a utility/studio room, bathroom and workshop/hobby space. Other features include double glazed windows/sliding doors, and an installed AWTS/bio-septic system. Also, the property's R2 (low density residential) zoning permits dual occupancies subject to council approval. The superb 1.43 acre level block is located next to reserve land and a short stroll from The Fields children's play area. With the home and studio being sited towards the front of the block there's plenty of open space to add a huge shed, stables and a swimming pool. Essentially, 26 Malbec Drive provides you with a multitude of positive gives and takes. The gives include a brand new property with enormous choices in completing its styling dynamics, and a speedier move in due to the advanced construction stage. The takes include the removal of submitting a DA, selecting an ideal home design and getting it to lockup; its nearly all done for you! Any additional enquiries, contract and inspection bookings; please email the listing agent john.lennie@elders.com.au

Property Technical Specifications

- Basis of sale: -Private treaty sale at the pre-lockup stage (front & garage doors not fitted)-Yass Valley Council DA230050 3/7/2023
- Residence: currently at pre-lockup stage, 238.5m² of residential area, 28.2m² of covered alfresco area, 8.5m² of covered front porch area, 41.4m² of garage area, total area under roof: 316.6m²/34sq
- Studio: home matching architecture - total area 48.9m²/5.26sq
- Garaging: double attached garage with internal access to the home (door not fitted)
- Potable water supply: buyer will need to install roof catchment rainwater tank/s as part of finalising the property establishment with a minimum capacity of 110,000lt
- Non-potable water supply: ready for connection at the boundary, The Fields Communal Water Management Scheme -(proposed) bore water limited to 300,000lt pa per allotment (reviewable/circumstance adjustable) of reticulated water for stock, garden & other outdoor recreational purposes – subject to ongoing management fee available from the agent
- Sewerage: installed AWTS/bio-septic system
- Block: 5800m²/1.43acres of level to mildly falling land, bordered on one boundary with evergreen trees & development reserve land
- Zoning & Rates: Yass Valley Council, \$1,800pa approx., R2 (Low Density Residential)

The Fields development:-Murrumbateman's latest rural residential estate development currently consists of freehold title partially serviced properties, ranging in size from 6,500m² to 14,000m². The Fields allows its residents to develop that long-envisaged sustainable lifestyle, where they can establish orchards & vegetable gardens, plus run horses/large animals. Located just 42 minutes from Canberra's CBD means that each resident can enjoy the cultural/work mix of a thriving nearby city but escape to the country at the end each & every day. The Fields will provide its residents with a privileged country lifestyle; all backdropped with Murrumbateman's cool climate vineyards & set in undulating countryside. The Murrumbateman community is generally cosmopolitan, well educated & welcoming. Whilst still adhering to its country roots, Murrumbateman's dynamic growth is underpinned by many social fabric developments such as the Barton Highway duplication to Canberra, many new service related businesses, & the establishment of a new school just to name a few

Location: short distance to the Shaw Wines cellar door & Olleyville restaurant, 3 minutes to Murrumbateman village, 25 minutes to Canberra's northern areas, 16 minutes to Yass township

Services: (envisaged): FTTN NBN, 5 day letter mail delivery to the front gate, weekly wheelie bin household waste collection, fortnightly wheelie bin recycle collection