

28 Broughton Circuit, Murrumbateman, NSW 2582

WINDROSE

House For Sale

Thursday, 25 April 2024

28 Broughton Circuit, Murrumbateman, NSW 2582

Bedrooms: 3

Bathrooms: 2

Parkings: 8

Area: 2 m2

Type: House



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By Negotiation

Set on just over five acres of quality pasture, in the tightly held and private Ambleside Estate, this recently renovated colonial-style home is one of the most unique offerings in the region. With a seamless transition from indoor to outdoor living, a separate studio with a kitchenette, living area and office space, established gardens and large machinery shed, the versatility of this property is second-to-none. Welcome home, to 28 Broughton Circuit, Murrumbateman. Set to the front of the block, the well-appointed and renovated cottage presents 3.2m ceilings, a modern galley style kitchen with high-end appliances (free-standing gas stove and electric oven and dishwasher), a separate dining and sitting area leading to a large laundry and mud room, a spacious and cozy lounge room (warmed by a large slow-combustion fireplace), a renovated modern-colonial bathroom with claw-foot bathtub and heating flooring, two spacious bedrooms, the master has floor to ceiling built-in robes. Outdoors and to the rear, a large covered and partially enclosed entertaining area (facing north-east) offers an outdoor kitchen featuring a Komado Joe charcoal BBQ; while the south and west aspects offer the perfect spot for year-round relaxation under the covered wrap-around veranda. Immediately next to the cottage is a multi-level, self-contained unit. Downstairs is a family/theatre room, a kitchenette and toilet/shower room; upstairs is a third bedroom and study, which opens to a spacious deck (with southerly views towards the Brindabellas). Providing amenity to the home is a 12m x 10m shed/workshop, two carports (with room for three vehicles) and a machinery shed for farm equipment. The house yard is fully fenced and dog proof, with established, easy-care gardens and mature fruit trees. The spacious block is divided into four, generously sized, fully fenced paddocks, and a smaller catch/maternity pen with a covered shelter and chook pen. Behind a mature photinia hedge, is another small pen with its own rustic shed, a greenhouse and a vegetable/fruit garden. Properties like this one are unique in the region and present a rare offering. Contact Pauline Jenkins from Windrose Property today to discuss your interest or arrange an inspection.

At A Glance:

- Nestled on just over 5 acres of quality pasture in the private Ambleside Estate.
- Recently renovated colonial-style home with unique regional offerings.
- Modern galley style kitchen with high-end appliances, including a free-standing gas stove, electric oven, and dishwasher.
- Separate dining and sitting area, large laundry and mudroom, and a cozy lounge with a slow-combustion fireplace.
- Two spacious bedrooms with floor-to-ceiling built-in robes, and a modern-colonial bathroom featuring a claw-foot bathtub.
- Separate multi-level studio comprising a family/theatre room, kitchenette, bathroom, upstairs bedroom, study, and spacious deck with views.
- Extensive outdoor living spaces including a large covered and partially enclosed entertaining area with a Komado Joe charcoal BBQ, and a covered wrap-around veranda.
- Comprehensive storage and workshop solutions including a 12m x 10m shed, two carports (three-vehicle capacity), and a machinery shed.
- Fully fenced and dog-proof house yard with established, easy-care gardens and mature fruit trees.
- Divided into four fully fenced paddocks, a catch/maternity pen with a shelter, and an additional small pen with a rustic shed, greenhouse, and vegetable/fruit garden.
- Water supply includes a 25,000-liter underground tank, a 65,000-liter tank at the rear of the shed, and community water with a 25,000-liter header tank, all complemented by a top-range filtration system.
- Taylex Enviro Septic system for efficient waste management.

Location Highlights:

- Located in the serene and established Ambleside Estate, known for its privacy and tight-knit community atmosphere.
- Broughton Circuit offers a quiet loop with access to walking and riding trails.
- Walking and cycling distance to local wineries including Four Winds, Dyonisis, Clonakilla, and Vintners Daughter, perfect for leisure and entertainment.
- The area combines rural charm with the convenience of nearby amenities, offering an ideal balance for a country lifestyle close to urban benefits.