

# 3 Fenton Close, Murrumbateman, NSW 2582

WINDROSE

## Acreage For Sale

Saturday, 2 March 2024

3 Fenton Close, Murrumbateman, NSW 2582

Bedrooms: 4

Bathrooms: 4

Parkings: 5

Area: 7747 m2

Type: Acreage



Sam McGregor

**\$2,185,000**

Offering an expansive and functional two-storey layout, set on an oversized block in one of the best parts of Jiparu Estate, this modern architectural masterpiece is truly an exceptional home. Offering a rural lifestyle in both comfort and style, just minutes from Canberra, homes in the region don't get any better. Welcome home, to number 3 Fenton Close. Just 20 minutes from Canberra, set on an expansive 7,747m<sup>2</sup> block and featuring 388m<sup>2</sup> of luxurious living, this two-level home combines elegance with practicality, offering high ceilings, bamboo flooring upstairs, travertine marble with sub-floor heating on the ground level, and an abundance of natural light. It boasts a versatile floor plan with formal and informal living areas, a rumpus room/bar, four spacious bedrooms, a triple garage and sizable shed with carport. The gourmet kitchen, equipped with premium appliances including a six-burner gas cooktop and granite countertops, opens to a generous family room and dining area. The master suite features an ensuite with a double vanity and bathtub, alongside a walk-in robe. The outdoor area is an entertainer's dream, complete with an inviting pool surrounded by travertine marble, fully plumbed outdoor kitchen and BBQ, built-in fireplace, and extensive recreational spaces including a basketball hoop, football field, a fenced dog run, and an abundance of established trees and greenery. Designed for both comfort and energy efficiency, the home has double-glazed windows, is set to take advantage of an expansive rear North-facing aspect and is well-positioned to enjoy the surrounding rural views. Over 16kw of solar feeding into three batteries (total 40kw storage), this home is equipped to charge multiple electric vehicles with excess solar. Located close to Murrumbateman Village and amidst award-winning wineries, this property offers a blend of sophisticated living and rural tranquillity. Contact Sam McGregor from Windrose Property to arrange your viewing or discuss your interest. At a glance:

**Layout & Rooms:**

- Ground floor living presents an oversized rumpus room with a bar, sink, exquisite Label-View wine fridge, mudroom/laundry with 2 internal lines.
- Upstairs living presents bamboo flooring throughout a large open plan main living with fireplace, formal sitting room, separate formal dining room, expansive, modern and open kitchen.
- Segregated master suite with luxurious ensuite (double vanity, rain showerhead, freestanding bathtub, heated towel rails) and walk-in robe
- A separate large study with ample storage leads to three additional bedrooms with built-in mirrored wardrobes, large bathroom, separate toilet and segregated powder room.
- High windows in living area are electrically operated, dimmable lights in the main bedroom, family, lounge, rumpus, and alfresco area.

**Build Quality & Interior Features:**

- High-end kitchen with Bosch dishwasher, Smeg electric oven, 6-burner gas stove, granite benchtops, and ducted range hood.
- Double glazed windows throughout, with tinted windows on the northern side and kitchen.
- Zoned ducted reverse cycle air conditioning with inverter technology; in-slab heating on ground level.
- A mix of halogen and LED downlighting; security mesh doors off kitchen & front foyer.

**Technology & Security:**

- Wired speakers in dining room, Bluetooth speakers in alfresco area, in-built wiring for speakers in rumpus room.
- NBN connected (FTN – ports in Office, Rumpus, 3 bedrooms, outdoor Wi-Fi repeater in shed), CCTV cameras (internal and external, incl. outdoor ring cameras, ring camera floodlights and wall mounted tablet for two-way comms), security system, Foxtel connected in family and rumpus room.
- Heat pump hot water with dual gas boosters, large underground LPG gas tank supplying kitchen & hot water, semi-automatic underground irrigation water system in the courtyard.

**External Features & Outdoor Living:**

- 84m<sup>2</sup> shed with carport surrounded by privacy pine trees, established gardens, basketball hoop, football field with goal post, chicken coop/yard, fenced off dog yard.
- Saltwater pool (8.5 x 4m)
- Three separate solar systems comprising of an approximately 16kw in total, feeding into three batteries. Two Tesla/EV charging points (22kw in garage, 5kw charger in carport). Set up for near zero-cost electricity for both the household and multiple EVs.
- Outdoor fireplace, fully plumbed BBQ/kitchen in alfresco area with fridge, triple garage with internal access, 140,000L underground water tank.
- Balconies at the front of the house with beautiful views, travertine tiles outside & around the alfresco and pool area, 7 x external taps to the estate along the fence line & to the rural shed, ceiling fan in the main bedroom, rumpus, and alfresco area.