

3 Suffolk Avenue, Murrumbateman, NSW 2582



House For Sale

Thursday, 16 November 2023

3 Suffolk Avenue, Murrumbateman, NSW 2582

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Area: 1 m2

Type: House



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\$1,300,000

3 Suffolk Ave comes to the market as a part of the liquidation of assets for a Deceased Estate. The very tidy property is ready for a family, flipping or as a solid investment. Experience the perfect blend of privacy, convenience, and rural charm at 3 Suffolk Ave, Murrumbateman, NSW. This brick family home, nestled in the established and sought-after Merryville Estate, represents a unique opportunity for immediate occupancy in one of the area's most desirable locations. Set on a sprawling 1.29 hectares (3.18 acres), this property offers the ideal balance of rural lifestyle with the convenience of being just a 5-minute drive from the village, 21 minutes from the ACT border, and 23 minutes from Yass. This location in the Merryville Estate ensures privacy and seclusion, while still being part of a fantastic family community, a great place to raise a family. The house itself, built in 1997, spans 274m², offering a spacious yet cozy living environment. Its design is timeless - not ultra-modern but far from dated, creating a warm, inviting, and very liveable space. It comprises 5 bedrooms, each with built-in wardrobes, plus a study, 2 bathrooms, and a separate toilet. The heart of the home is equipped with a fireplace, perfect for cooler months, and a reverse cycle air conditioning unit, ensuring comfort year-round. Outdoor living is a highlight, with established trees and lawns surrounding the home, along with a battleaxe driveway enhancing privacy. The property also features a paddock, ideal for running a horse or other livestock of your choice. Practicalities are well catered for with a separate 2-car garage and an additional 2-car garage/workshop attached to the home. An important environmental feature is the 120,000L dam water supply, used for toilets, aligning with sustainable living practices. This property is zoned R5: Large Lot Residential, making it a perfect blend of rural and residential living. The opportunity to live in such a well-located and comfortable home is rare, especially one that allows you to move in immediately. Here are some common questions that may help with your enquiries: Will the executors/sellers accept a longer settlement? While a shorter settlement is desired by the family, they can work with up to 120 days from the exchange of contracts to the settlement. How much deposit is required? We can exchange contracts with a 5% deposit (with 10% at risk). What is the Merryville Estate? It is a residential Estate of properties where the following can be enjoyed: • Kilometres of equestrian, pedestrian and cycling tracks • Community tennis court • Underground electricity, telecommunication services and non-potable water • Covenants protecting owner investments • Surrounded by farmland and boutique wineries. More can be found out at: <http://www.merryvilleestate.org/>. Can you move in between exchange and settlement? The sellers are open to the new owners living in the property prior to settlement under an Early Occupancy Agreement at a discounted weekly amount of \$500 per week. This means you could move in before settlement or over the Summer holidays. What would the property rent for? We have completed a rental appraisal with the following results: • If rented on a long-term rental of 12 months or more = \$780 per week OR \$40,560 per annum • If rented out on AirBnB = \$350 per night. How much are the Yass Valley Council Rates? \$2,193.16 per annum. How much is the Community Title cost? The Merryville Estate fees are \$162.95 Per annum and this is for the Community Title Scheme as outlined on their website and also covers the non-potable water supply for your gardens. Is GST applicable to the sale? No GST does not apply to the sale. What are some compatible sales? • 4 Hereford Pl, sold on the 13th Sept 2023 for \$1,300,000 • 16 Governor Dr, sold on the 26th Aug 2023 for \$1,600,000 • 4 Gumnut Ln, sold on the 6th Sept 2023 for \$1,480,000 • 2 Lakeview Dr, sold on the 13th Nov 2023 for \$1,450,000. This is a very genuine sale of a Deceased Estate and if you would like to clarify any more details please let us know. George Southwell 0429 838 345 george.southwell@raywhite.com David Alexander 0455 777 644 david.alexander@raywhite.com