

32 South Street, Murrumbateman, NSW 2582



Sold House

Wednesday, 8 November 2023

32 South Street, Murrumbateman, NSW 2582

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 7870 m2

Type: House



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\$1,706,000

Welcome to "Caprville," a beautifully renovated residence situated in the tranquil setting of Murrumbateman. Located at 32 South Street, this property is a perfect blend of modern luxury and serene countryside living. The main house, recently renovated, boasts four bedrooms and two bathrooms, offering ample space for families or those who enjoy entertaining. An additional study provides a peaceful retreat for work or creative pursuits, ideal for remote professionals. The expansive living areas are designed for comfort and sociability, providing generous space for family activities and hosting guests. The property features a fully compliant detached 2-bedroom, 1-bathroom cottage, built in 2019. This additional dwelling not only serves as a comfortable space for guests or the in-laws but also presents a lucrative opportunity for rental income. The long-term rental of the cottage alone can generate \$26,000 per year, with the potential for increased earnings through short-term rentals or Airbnb. Moreover, renting both the main residence and the cottage can yield an impressive \$76,700 annually, equating to a 4.8% gross yield. You have the option to take on the property with vacant possession or potentially continue the lease of the cottage with the current tenant. The interior elegance is further accentuated by plantation shutters throughout the home, adding a sophisticated touch while ensuring privacy and control of natural light. The heart of the house, a modern kitchen, is a culinary enthusiast's dream, equipped with a 1200mm gas cooktop, electric hotplate, multi oven, warming drawer, and soft-close drawers and cupboards. Luxury amenities include a dual zone heated swim spa with a Covana automatic spa cover, offering a private oasis for relaxation and health, and a Sunlighten Infrared 2-person sauna, perfect for unwinding and rejuvenating. Sustainability is key at Caprville. The residence is equipped with a 7.5kW solar system, significantly reducing energy costs and carbon footprint. The zoned ducted reverse cycle air conditioning ensures comfortable living through all seasons while maintaining energy efficiency. The outdoor features of Caprville are equally impressive. The property boasts an extensive orchard and veggie patch, providing a bountiful variety of fruits, berries and vegetables like pears, apples, nectarines, peaches, plums, olives, and more, enabling a healthy, self-sufficient lifestyle. Additionally, four securely fenced paddocks with electric fencing are perfect for livestock or equestrian enthusiasts, offering ample space for animals to roam freely. Water resources are abundant, with 192,500 litres of water tank capacity and a community bore entitlement, ensuring a reliable and sustainable supply for the household and garden needs. "Caprville" at 32 South Street is not just a home; it is an experience of luxury, comfort, and sustainable living. It stands as an ideal choice for those seeking a peaceful, yet sophisticated countryside lifestyle, complete with modern amenities, income potential, and a commitment to environmental sustainability. Contact David Alexander or George Southwell today to receive a comprehensive information pack including a pest & building report. David Alexander 0455 777 644 david.alexander@raywhite.com George Southwell 0429 838 345 george.southwell@raywhite.com Ray White Rural Canberra | Yass | Murrumbateman 151 Comur Street, Yass, NSW, 2582(02) 6226 4400