

36 Camp Street, Murrumbateman, NSW, 2582

Sold House

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36 Camp Street, Murrumbateman, NSW, 2582

Bedrooms: 4

Bathrooms: 2

Parkings: 8

Type: House



John Lennie
0261185002

Seamless Indulgence - Beautifully Established Family Property

Exciting wish list properties are very difficult to find.

Brimming over with charisma, this amazing property is a fabulous example of what verve living is all about!

Blessed with head-turning street appeal, 36 Camp Street Murrumbateman is located in the ever-popular Fairley Estate just 25 minutes from Canberra's north, and a stroll away from the expanding Murrumbateman village shops and services.

Its charismatic, dream fulfilling and ready for you to move into.

The stunning 246m² home comes with 4 bedrooms with robes, including a fully segregated master suite with a designer ensuite and its own morning coffee timber patio. Yes, just for mum and dad.

The three secondary bedrooms are located within a separate section of the home with the family bathroom, separate WC and rumpus/media room. Obviously, this is a brilliant design feature if you have kids, or those weekender friends.

If a professional level kitchen tops your list of must-haves, this one has aircraft carrier sized stone benchtops, soft close cabinetry and the latest in Westinghouse stainless steel appliances, including a 90cm oven. The walk-in pantry was designed to take the refrigerator and any other items you may prefer discreetly tucked out of sight or away from inquisitive little fingers.

Along with the kitchen, the home's main living area also includes a dining room and spacious family room that connects with the covered rear alfresco and gardens.

If you need a tad of segregation, there's also a study room just down the hallway where you can work from home or just chill over your lappy with a hot brew.

No expense was spared on the home's fittings and inclusions. All the very best from tip to toe, including stylish floating timber floors, custom cornices to frame the 2.7m ceilings and superb carpets and tiles.

Beautifully established gardens can be the jewel in the crown of many properties, and this is no exception.

Designed with a landscaper's punch, the gardens harmonise with the home and provide outside living practicality. The brilliant combination of geometry, textures, colour and materials has resulted in a masterpiece of open play areas, easily maintained garden beds and decks where you can gather up the views.

Vehicle parking wise, there's secure spots for a total of 5 cars, with 2 in the attached home garage and 3 in the 9m x 9m shed. There are 3 more undercover high clearance spaces under the shed annex for caravans, boats or a float.

Essentially, 36 Camp Street is an executive level family property with an impacting visual presence and uplifting feel.

Be quick, this is an outstanding property!

Property Technical Specifications

Residence: built 2018, 187.76m² of residential living area, 8.68m² of arrival portico/verandah, 12.6m² of covered alfresco area, 37.08m² of attached garage area, total area under roof: 246.12m²/26.46sq approximately

Residential features:

- covered formal guest arrival portico & entry foyer
- 4 bedroom with robes, including a fully segregated master suite- designer ensuite with separate WC and double rain-head shower- 3 secondary bedrooms are located in a separate section of the home
- professional level kitchen with 3.6m cooktop bench, long island bench, stone bench tops, soft close cabinetry, the latest in Westinghouse stainless steel appliances including a 90cm oven & large walk-in pantry
- spacious family & dining area with sliding door access to the 12.6m² covered rear alfresco area
- rumpus/media room with TV
- study room
- superb family bathroom with free-standing bathtub, frameless shower & adjacent -separate WC
- laundry room
- top shelf inclusions & finishes- quality carpets, elegant custom cornices framing 2.7m ceilings & floating timber flooring in the main foot traffic areas

-Cat 5 cabling across the home

Climate Control: ducted 4 zone reverse-cycle air-conditioning, double glazed windows, 6-rated ceiling insulation/2.5-rated external wall insulation

Garaging: total secure parking for 5 cars, plus additional undercover parking for 3 cars

-double garage with internal access to the home

-3 car spaces in the shed

-3 car spaces under the shed annex

-ample on-block behind-gate driveway guest parking

Gardens: superbly landscaped to provide beauty, functionality, easy care and irrigated water wise management

-impressive streetscape: elevated via the use of stone retaining walls & raised view decks- attractive irrigated garden beds

-functionally attractive rear entertainment: completely enclosed yards, level paved/grassed areas for kids to play that flow off the covered alfresco, styled with stone retaining walls, private fenced deck off the master bedroom suite, elevated timber view deck at the top of the property, garden beds and tree plantings

Shed: 9m x 9m with 9m x 6m annex for car/trailer parking- annex clearance 2.6-3.0m

-5mW x 2.5Mh (approx.) motorised access door

-concrete pad with connected power

Water management:

-non-potable: village water to all external taps for garden purposes,

-potable: 26000lt above ground rainwater tank harvesting from the home's roofline

Block: 1228m² on high side of the street- rear yards are fully fenced/enclosed with off-street driveway access via double Colorbond entry gates

Location: Fairley Estate, Murrumbateman

-25 minutes to Canberra's northern areas

-12 minutes to Yass township

-short distance to the Fairley Early Childhood Service, (full day care centre, school holiday programmes - hours 7am-6.30pm weekdays) and MECCA (Murrumbateman Early Childhood Centre Assoc. 3-5 year olds - h...