

4 Baron Pl, Murrumbateman, NSW, 2582

Sold House

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Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



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An Evident Dignity Brilliant Extended Family home

It's true, elegance never goes out of style.

Located in Murrumbateman's Carrington Park Estate just 25 minutes from Canberra's north, 4 Baron Place is stand-out property with a roll call of features that begins with its sleek street appeal.

This is a home that visually steps-out at you!

The home's massive 327m² of space under roof begins in the impressive entry foyer with its 3-way feed to the main living area, formal lounge room and formal dining room.

If you like north-facing open plan living areas you'll love this one. It's 67m² of sunny free-form space takes in the kitchen, meals, family and bay window rumpus room, there's acres of living area for your family to roll around no matter what the season. In winter, the sun seems to peek into every illuminated corner, and you can interpret the best way to use this fabulous space to suit your family's needs. This wonderful space has direct linkage to a paved open and private alfresco sun patio that's ideal to flop back into a soft lounge, sip a coffee and realise just how good life really is.

If you want to install a swimming pool, the area of grassed lawn adjacent to this sun pad is the perfect sun-soaked northerly spot to drop in a sparkling dash of summer blue and a cabana.

The well-appointed kitchen with its broad array of modern appliances has a walk-in pantry room, plenty of storage and meal preparation benches and direct access to the laundry room with its own WC.

The home's 4 big bedrooms include a fully segregated 33m² master suite with large ensuite and walk-in robe spaces, plus a 2nd ensuite bedroom that shares a separate wing of the home with the other 2 secondary bedrooms, family bathroom and walk-in linen closet. This section of the home can be closed off from the bulk of the home by simply shutting one door, making it both lifestyle and energy efficient.

Overall, there really is an upbeat sense of dignity that threads around this beautiful home that simply can't be missed.

4 Baron's gardens are so simple to maintain, but so graceful.

Designed to be easy care and water conscious, the garden layout complements the home perfectly. From the sentinel-style conifers that seem to stand sentry in front of the home, through to the neat symmetrical paths and rock features, all appears quite content.

If you like a secluded near level block you'll love this 1.52ac beauty. Flanked on 3 sides by towering thick lines of Leilandii conifers the block enjoys a naturally focused microcosmic atmosphere and complete privacy. There's plenty of open grassed areas for a future shed, tennis court or stables.

Essentially, 4 Baron Place is a complete delight. Its executive appeal is undeniable.

Property Technical Specifications

Residence Main Living: built in 2010, 253.46m² of residential living area, 47.23m² of attached garage area, 26.85m² of covered front portico, total area under roof: 327.54m²/35.22sq

Garaging: total of 2 secure car spaces

-double attached garage with internal access to the home

- 11m x 4.5m carport attached to the home
- large gravelled external parking adjacent to the home for guest parking, trailer parking

Residential features main living areas:

- 27m² guest arrival portico leading into a gracious 8.64m² 3-way feed entry foyer
- 67m² north-facing open plan main living area that includes the kitchen, meals, family & bay window rumpus room
- 17m² formal dining room
- 18.58m² formal lounge room
- fully equipped modern kitchen with WiPantry room, Wi broom closet, AEG cooktop & electric oven, De Longhi dishwasher & ample meal preparation & storage spaces
- 4 spacious bedrooms:
- 32.7m² fully segregated master suite
- 16m² 2nd ensuite bedroom
- 2 secondary double-sized bedroom with robes
- 6.88m² laundry room with WC room
- Wi Linen closet
- new carpets- 2 years ago
- LED lighting throughout
- north-facing paved open private alfresco area

Climate control:

- ducted zoned-controlled reverse cycle air conditioning Multi Zone Air Conditioning Control System by Accent Air Pty Ltd A Rheem Company
- additional separate Fujitsu reverse cycle 7.1kw cooling and 8kw heating split system in main living area useful for when you don't want to run the ducted system.

Solar system: Premium Plus 9.9Kw 3-Phase 30x330watt Trina Panels & 1x10Kw Fronius 3-Phase inverter, 26 panels supplied/fitted by Origin Energy

Hot water: Air Sourced 310 Heat Pump Water Heater

Gardens: easy care front rock garden with strategically placed plants. Back area has lawn and grass. Pine trees surround the house.

Potable water supply: 120,000lt approx.. main above ground steel rainwater tank harvesting from the home's roof area

Non-potable water supply: Carrington Park Estate community title bore water for garden use 300,000lt allocation per property per annum

Sewerage: bio-septic waste treatment system with treated water dispersed over the lawns

Block: 6240m²/1.52acres of level land, bordered on 3 sides by magnificent mature Leilandii Leighton Green conifer privacy screen/weather shelter tree lines, ideal block for a future swimming pool, tennis court, or shed/stables

Zoning & Rates: Yass Valley Council \$1,803pa, Zoned R2 (Low Density Residential)

Block Services: 5 day letter mail delivery at the front gate, weekly rubbish and fortnightly recycling collections, school bus services to/from Canberra/Yass on Merryville Drive over the rear fence of the property, NBN cable connected

Neighbourhood Services: 3-4mins to Fairley Early Childhood Service, Murrumbateman Early Childhood Centre Assoc., & the new primary school which is due for opening 2023, Murrumbateman village with its general store/service station,

butcher, cafes, doctors & chemists, hairdressers & family inn

Community fees: \$525pa approximately (covers non-potable water supply)

Location: mins to Murrumbateman village, 18 minutes to Yass township, 25 mins to Canberra's northern area