

4 Hereford Place, Murrumbateman, NSW 2582

Elders

Sold House

Friday, 25 August 2023

4 Hereford Place, Murrumbateman, NSW 2582

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 7001 m2

Type: House



John Lennie

Contact agent

4 Hereford Place is the absolute gem that you've been looking for! Located in Murrumbateman's Merryville Estate, a short 26 minute drive from Canberra's northern areas this traditionally composed and uplifting property will melt your heart! If you want a property that not only gives you an amazing ready to move into option, but also enough space to keep your horse, add a larger shed and fully immerse yourself in country living, 4 Hereford Place is for you. Firstly, the outstanding 303m² home delivers 4 large bedrooms including a fully segregated master suite, upgraded country-style kitchen with timber benchtops/splashbacks and modern fittings, 3 internal living areas that include a 21m² formal lounge room, 40m² open plan family/meals space, and a separate dining room that can be used for as a kid's playroom, office, TV room or reading room. The home's list of other features include floating timber look vinyl floors in the main living areas, modern deep grey carpets in the bedrooms and lounge, storage facilities, roller blinds and ducted climate control just to name a few. With the Murrumbateman weather warming up, our lifestyle focus turns to outdoor entertaining, and 4 Hereford has got this literally all covered. With its high profile roof canopy, solid natural timber support beams and chic' pavement tiles the home's 70m² covered alfresco is the perfect place to sit back with family and friends, chat over a BBQ lunch and watch the steam rise off a cup of coffee. This ultimate chill zone provides great views over the block and a perfect place to add a connected swimming pool. The 1.732ac block's gentle contour ranges from level to a perfectly mild fall, and is ideal for keeping horses, alpacas, sheep. About 1 acre of the block is set aside as a fenced livestock paddock with its own large animal day shelter. The property is within an easy stroll of two of the estate's residents' open recreation areas, so you can come home from work, saddle up and go for ride without floating up. Garaging consists of detached 10.5m x 6m 4 car steel shed with more than enough space to be used as a workshop, gym or large animal tack/feed room. Essentially, 4 Hereford Place is a charming family property with plenty of exciting mellow charm. Whilst most of the establishment work has been done for you, there's always scope to add your own personal touches. Be quick, this is a very sweetly composed property!

Property Technical Specifications

- Residence: built 2002, 195.84m² of residential living area, 70m² of covered alfresco area, 37.16m² of covered verandah area, total area under roof: 303m²/32.2sq
- Residential features:-fully segregated master bedroom suite with ensuite and WiR-3 good sized secondary bedrooms with BiR & conveniently located near the family bathroom and separate WC.-fully equipped kitchen with gas cooktop, oversized fridge/freezer cavity, large pantry, wide breakfast bar counter, new benchtops, sink, tile splash backs & modern fittings.-40m² open plan family/meals room with dual aspect bay window & sliding door access to the alfresco, built-in study desk area & extensive storage cupboards-21m² formal lounge room with garden & paddock views-formal dining room/home office/children's playroom directly adjacent to the kitchen-fresh colour-neutral paint palette, recent carpets & floating timber look vinyl floors, roller blinds throughout-overarching 70m² covered alfresco area featuring modern pavers & thick timber posts, views over the property's garden/paddock areas & surrounding countryside-secured pet pen/chook run area adjacent to the house-north-east facing living areas with drop weather awnings-10kW solar panels
- Climate control: ducted evaporative air-conditioning, ducted Brivis gas heating, thermal insulation to ceiling & external wall cavities
- Garaging: 10.5m x 6m 4 car garage/shed on concrete pad with 2 manual vehicle access roller doors plus 1 personnel door, ample on-property guest parking adjacent to the home
- Gardens: colourful well planned low maintenance/water wise garden beds, vegetable garden beds, areas of open lawns with established mature ornamental trees
- Hot water: Rheem electric-400lt family sized
- Sewerage: Bio-septic system with treated water distributed over the lawn & garden areas
- Potable water supply: 20,000gall/91,000lt in-ground concrete rainwater tank harvesting off the homes roof line fitted with UV water filtration system, 1000lt rainwater tank (located next to the garage shed) for vegetable garden use
- Non-potable water supply: Merryville Estate (150,000lt pa allocation with seasonal adjustment to 250,000lt pa) for stock & garden purposes
- Block: 7,011m²/1.732acres of level to gently undulating land, currently sectioned into 2 paddocks that include the house block & a livestock paddock with large animal day shelter
- Zoning & Rates: Yass Valley Council \$2,128pa, zoned R5 (large lot residential)
- 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 Dr – approximately 600m, NBN connected
- Merryville Estate community title fees: \$525/pa approx. (covers non-potable water supply & maintenance of the estate's community recreational areas, tennis court etc.)
- Location: Merryville Estate, 4 minutes to Murrumbateman village, 26 minutes to Canberra's northern areas, 16 minutes to Yass – pedestrian distance to 2 of the estate's open community recreation areas for residents' pedestrian & equestrian use
- Neighbourhood Services: Fairley Early Childhood Service, Murrumbateman Early Childhood Centre Assoc. & new public primary school, Murrumbateman village with its

general store/service station, butcher, cafes, doctors & chemists, hairdressers & family inn, Fairley Square with its doctors, gym, bakery & service shopfronts