

4 Lance Bates Street, Uriarra Village, ACT 2611

home by holly

House For Sale

Thursday, 6 June 2024

4 Lance Bates Street, Uriarra Village, ACT 2611

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 2278 m2

Type: House



Rick Meir

0491850701

\$1,150,000+

Perfectly nestled in a serene setting that showcases breathtaking mountain views and stunning sunsets, this exceptional 4 bedroom ensuite home is framed by a spectacular garden on a 2278m² block, providing an idyllic retreat and semi-rural living, within an easy 15 to 20 minute drive to Weston Creek and Molonglo Valley. Boasting a modern and spacious floorplan with multiple living areas, you'll discover a sanctuary that effortlessly blends contemporary comfort with sustainable living. Thoughtful solar passive design ensures an eco-friendly lifestyle without compromising on luxury. Capturing abundant natural light, enjoy the benefits of 14.5kw rooftop solar, north-facing living areas, eaves designed for seasonal weather, and a two-directional wood heater for those cosy winter nights. With ample space for relaxation, entertainment, and family gatherings, you are spoilt for choice with an open plan family room, lounge room and a rumpus. The well-equipped kitchen is central to the impressive layout, and comes complete with an induction cooktop, electric wall oven, and a dishwasher, to make entertaining a pleasure. The master bedroom offers an alluring escape with a fabulous ensuite and garden outlook, with all bedrooms featuring built-in robes, providing plenty of storage for the entire family. Outside, the property continues to impress with an expansive block, meticulously designed with permaculture principles. With the Brindabella mountains as your backdrop, embrace outdoor entertaining as you admire your garden. The food forest and wicking beds provide an abundant supply of fresh produce, while the chicken run and various native plants further enhance the property's appeal. With ample water supply from a large concrete tank and water from Bendora dam, your garden can thrive. Children will delight in the play equipment, and cubby house, providing endless fun and adventure, whilst you sit back and relax. If that wasn't enough, Uriarra Village also boasts a community swimming pool, playground, tennis court and community hall, surrounding horse paddocks, and access to bus stops and school buses. If you have been seeking a brilliant blend of country charm with city access, opportunities such as this are rare, so don't delay. Arrange a viewing and seize the lifestyle you have always wanted. Contact Rick & Tina on 0408 588 770.

features: modern and spacious family home multiple living areas (open-plan family room, lounge and rumpus) double garage with internal access solar passive design with 6-star energy rating northerly aspect eaves designed for seasonal sun control double glazed windows ducted reverse cycle air conditioning and ceiling fan two-directional wood heater 14.5kW rooftop solar induction cooktop 3-phase power security system garden views from almost every room modern kitchen with induction cooktop, electric wall oven, and dishwasher 2278m² block (over half an acre) outdoor entertaining area with mountain and sunset views starlink internet dish for your online needs permaculture design: food forest with diverse edible plantings wicking beds with dwarf citrus and vegetables double chicken run native trees and shrubs cubby house and children's play equipment bay tree and feijoa hedges/wind breaks perimeter hedging for privacy ample water supply: 120,000L concrete water tank for drinking, cooking, showers, and garden taps Untreated water from Bendora dam for toilets, laundry, and other garden taps Uriarra Village: Features a community swimming pool, playground and sandpit, tennis court and community hall, surrounding horse paddocks, and access to bus stops and school buses. Nearby: Murrumbidgee River and surrounding reserves that feature camping, swimming, bbq, and picnic areas Cotter dam Sherwood Forest and more finer details: (all approximate) living area: 226.02m² approx garage: 40m² approx Built in 2012 Rates: \$662 per quarter approx Land Tax: \$1049 per quarter (land tax only applicable if not your primary residence) Community title levies: \$571 per quarter Community title ensures that relevant community facilities are maintained and insured for residents.