

43 Middle Street, Murrumbateman, NSW, 2582

Sold House

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43 Middle Street, Murrumbateman, NSW, 2582

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



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Spellbinding

Exciting homes always exhibit an array of independent elements that bind together perfectly.

These elements can include a varied (but harmonious) scope of construction materials, pivotal architectural geometry and framing gardens.

Located in Fairley estate just 25 minutes drive from Canberra's north, 43 Middle Street certainly has all these elements and more!

The inspirational 3 bedroom/232.5m² home's head turning street appeal stems from an astute use of 3 different materials based on stunning Canberra coloured red brick, and wide-eyed wow factor geometry. It's truly an amazing contemporary visual accomplishment.

The home's layout delivers 2 internal living areas, including a fabulous central living area with direct linkage to a covered 20.25m² alfresco, and a formal lounge/dining that also has step-out access to the alfresco area.

If you like a brilliantly equipped kitchen you'll love the dazzling array of Miele appliances that includes a self-cleaning pyrolytic oven, induction cooktop, stone bench tops and custom soft-close cabinetry. Other features include a 3m long island bench and a double size refrigerator nook.

All 3 bedrooms are located along a separate wing of the home with the family amenities and each has sliding door access to the rear gardens. The master suite also features a high picture window with views to the hills, a very swish ensuite with a glass topped vanity, heated rails and timber look feature wall.

Other outstanding features include high square set ceilings quality finishes/fittings, volumes of storage space and an elegant look and feel that is absolutely second to none.

Designed with an experienced eye, the all-season country gardens consist of differing leafy textures and iridescent colours. Not just beautiful, there's also a broad productive range of fruit trees that alphabetically run from apples through to oranges.

The botanicus ornamental varieties include maples, golden ash, weeping cherry and myrtles, along with an amazing array of camelias, azaleas and rhododendrons. The plethora of annuals and bulbs just can't be counted.

The gardens and lush lawns provide 5 different areas where you can just sit with a hot bevy and chill.

Essentially, this is a superbly composed and tactile property. Designed to visually sweep you off your feet, it also delivers peace, harmony and all the practicalities of daily life.

Property Technical Specifications

Residence: architect designed & built 2017, 155.78m² of residential living area, 3.87m² of arrival portico/verandah, 20.25m² of covered alfresco area, 52.6m² of attached garage area, total area under roof: 232.5m² approximately

Residential features:

- covered arrival portico into 1.5m wide red brick entry foyer
- superbly created professional level kitchen
- excellent inclusions: Miele pyrolytic self-cleaning oven, built-in Panasonic microwave, Miele induction cooktop & rangehood, Miele dishwasher
- 3m long stone topped island bench/breakfast bar
- custom made soft-close joinery & timber look laminated shelves
- family/meals room with built-in book shelves & direct linkage to the covered private alfresco area & gardens
- 35m² formal lounge/dining room with feature window outlooks & sliding door access to the rear alfresco
- 3 north-facing bedrooms with robes, 4 double power points & independent sliding door access to the rear gardens, beautiful master suite with designer ensuite with glass topped vanity, heated towel rails, IXL Tastic heater/light & feature

wall

- superb family bathroom with large shower, full-size bath, timber look feature wall, adjacent separate WC
- laundry 4 door built-in linen storage & stone bench tops
- all custom cabinetry has soft-close drawers/doors ample storage facilities
- 5.4Kw (18 panel) solar system

Climate Control:

- triple zone ducted reverse cycle air-conditioning
- double glazed windows/doors with elements of north/east facing tinting
- all external/internal walls & ceiling cavities are insulated
- metal framed pergola with adjustable louvre roof running along the north-facing bedroom wing
- ceiling fans to master bed, family room, lounge/dining & alfresco

Garaging: over-size double attached garage with internal access to the home & insulated wide lift door

Hot water: solar with electric boost

Gardens: superbly landscaped to provide stunning seasonal beauty, lifestyle functionality & easy-care water wise management

- beautifully manicured lawns
- large variety of ornamental trees
- productive trees- orange, mandarin, lemon, peach and more
- feature camelias, azaleas, rhododendrons

Water management:

- non-potable: village water to external taps- can be switched to service the home too
- potable: 32000lt above ground rainwater tank- triple filtering system

Block: 814m2 of level ground, with gates each side of the home securing the rear yards

Location: Fairley Estate, Murrumbateman

- 25 minutes to Canberra's northern areas
 - 12 minutes to Yass
 - short distance to the Fairley Early Childhood Service, and MECCA (Murrumbateman Early Childhood Centre Assoc.)
 - short distance to Murrumbateman pre-school in Rose Street
 - short distance to (opening 2023) Murrumbateman primary school
 - easy walk to both the Murrumbateman medical Health Hub & dental surgery
 - Fairley Estate is adjacent to the original Murrumbateman village precinct with its service shops & cafes, family inn & service station, butcher & well-stocked convenience market & pharmacy
 - stroll to the new commercial outlets that will include a fabulous gym, bakery & café opening 2023
 - surrounded by Murrumbateman's cool climate vineyards, excellent restaurants/cafes
- Services: NBN connected 5-day letter mail delivery, wheelie bin collection, school bus services to/from Canberra/Yass at the corner of Hercules/West or Rose Streets, Canberra commuter bus service stop on the Barton Hwy in front of the Murrumbateman Inn, property connected to the village sewer
- Rates: Yass Valley Council, \$2,052.26pa