

47 Broughton Circuit, Murrumbateman, NSW 2582

Elders

Lifestyle For Sale

Tuesday, 16 January 2024

47 Broughton Circuit, Murrumbateman, NSW 2582

Parkings: 2

Area: 2 m2

Type: Lifestyle



John Lennie

By Negotiation

Moving onto a country acreage block is a fulfilling bonding experience between you and Mother Nature. You quite simply can't form a tactile personal relationship with the environment on 400m² in Canberra. Located on the eastern side of Murrumbateman where the blocks tend to be larger and the lifestyle more open, this captivating 5.036ac block of land will pump your heart up full of dreams & set your life on a brilliant new course. One stunning contour feature of the block is a hill covered in a canopy of eucalypts that provides amazing views over the verdant rolling countryside and dams. This reflective spot is a natural drawcard for flocks of brightly coloured parrots and trumpeting finches. Importantly, there's a multitude of sites where you can finally build the home you've always deserved. Design wise you could build a single level pad or pole home with a suspended pool or just adhere to the block's sleek contour for a dazzling split level design. It's all your choice. Space restrictions that stem from living on small suburban plots simply don't exist on rural acreages, so along with designing a massive home you can add a tennis court, swimming pool, plant orchards and build more sheds. Current set-up wise there's a fabulous Colorbond shed with a comfortable weekend chill-out area and 2 secure parking bays. The shed has power to it, plus a rainwater tank for wash-up and coffee. Power has been run from the street up to the preferred building site. A paddock/stock water tap has been plumbed just inside the fence line if you want to move your horses onto the block before you get there. Also, the zoning of this block allows for dual-occupancy subject to council approval, so it could be an ideal proposition for an extended family purchase. Essentially, this is a beautiful block of land that's within a 25 minute drive of Canberra, 4kms of Murrumbateman village and 300m of the eastern equestrian/hiking trail for fabulous cross country outings. You can keep your horses on the block and be able to enjoy open riding without floating-up. Also, you'll be literally a stone's throw away from some of Murrumbateman's best cellar doors and restaurants. Larger blocks such as this are very rare, particularly when considering its quality, location and exciting potential. Yes, this sensational block will give you the reason to escape the city, and the passion to change your life.

Property Technical Specifications

- Identifier: Lot 39 DP 285351 in Ambleside Estate with no time limit to build stipulations
- Block: 20380m²/5.036ac north-east facing with a contour ranging from level at the gate & rising to timer topped hill. The block is securely fenced, 70% cleared of timber, carries good pasture & well sheltered by boundary tree lines
- Shed: - 12m x 7m Colorbond on concrete pad with connected power - 50% used as temporary weekend dwell space - 50% as 2 secure parking bays with 2 2.7m x 2.7m roller doors - 22,500lt above ground rainwater poly tank not plumbed into the shed
- Non-potable water supply: Ambleside Estate dam/bore water plumbed directly to 7 external taps for stock & garden purposes - water is flowed onto each property 3 days per week
- Potable water supply: 22500lt above ground poly rainwater tank harvesting from the shed roofline - not plumbed into the shed
- Sewerage: buyer will need to install bio-septic system as part of the property establishment
- Services: 5 days letter mail delivery to the front gate, wheelie bin household/recycle waste collection
- Location: short distance to local cellar door outlets/restaurants, 4km to Murrumbateman village, 26 minutes to Canberra's northern areas, 16 minutes to Yass township
- Rates & Zoning (indicative only): \$1,761pa, R5 (Large Lot Residential)