

**47 Malbec Drive, Murrumbateman, NSW 2582**

**WINDROSE**

**Residential Land For Sale**

Saturday, 11 May 2024

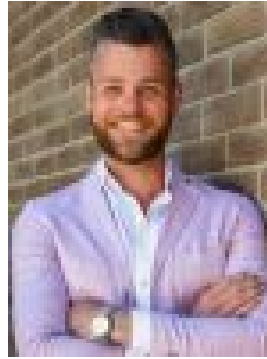
47 Malbec Drive, Murrumbateman, NSW 2582

Area: 1 m2

Type: Residential Land



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**\$720,000**

Discover the perfect canvas for peaceful countryside living with this expansive 1.12-hectare (2.78-acre) block, offering space and serenity amidst the charming village atmosphere of Murrumbateman. Just 5 minutes from the village centre, and within easy reach of Canberra and Yass, this unique property presents unparalleled privacy and the flexibility to design your ideal rural retreat. Welcome home, to 47 Malbec Drive, Murrumbateman. This fully fenced block is equipped with a \$40,000 electronic gate for security and elegance and boasts ultra-modern connectivity with underground power and high-speed fibre NBN. An annual provision of 300,000 liters of water from the community bore ensures an ample water supply, while flexible R5 zoning allows for a variety of land uses, including dual occupancy for investment potential. This prime block offers a unique opportunity to create a peaceful rural haven while enjoying modern amenities and luxuries. Embrace the best of Murrumbateman's countryside living and start designing your dream lifestyle today.

**At a Glance:**

- Expansive 1.12-hectare (2.78-acre) block offering space and serenity.
- Ideal canvas for peaceful countryside living with unparalleled privacy.
- Fully fenced perimeter with a \$40,000 electronic gate.
- Underground power and high-speed fibre NBN.
- Annual provision of 300,000 liters of water from the community bore.
- Freehold title allowing flexibility in designing your dream home.
- Flexible R5 zoning for various land uses and developments.
- Expansive building envelope for your dream home, sheds, stables, etc.
- Convenient services include mail delivery, waste, and recycling collection.

**Location Highlights:**

- 5 minutes to Murrumbateman village, close to essential amenities.
- 18 minutes from Yass and 21 minutes from the ACT, with future improved connectivity via the Barton Highway Duplication.
- Close proximity to educational and health facilities, including the newly built Murrumbateman Primary School, Fairley Early Childhood Centre and Health Hub.
- In the heart of the award-winning Murrumbateman wine district with renowned wineries and restaurants within a 2-minute drive.