

# 49 Broughton Circuit, Murrumbateman, NSW 2582

Elders

## Sold House

Wednesday, 24 April 2024

49 Broughton Circuit, Murrumbateman, NSW 2582

Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 2 m2

Type: House



John Lennie

**\$1,525,000**

VENDOR'S CIRCUMSTANCES HAVE CHANGED - PROPERTY MUST SELL Anchorage is the perfect home for those seeking a peaceful rural escape without compromising on modern conveniences. Situated in the tightly held Ambleside Estate, this generous 328m<sup>2</sup> home on 4.98 acres is move-in ready. With a family friendly floor plan and multiple living areas that cater perfectly to a growing family, the home comprises 4 well-sized bedrooms, including the fully segregated master suite. Forming the heart of the home is the professional level kitchen with a 5 metre long island bench, upmarket European appliances, walk-in pantry, Ceasarstone bench tops, and soft-closing cabinetry with extensive storage. While two large sky-lights and floor-to-ceiling double-glazed windows provide an abundance of natural light highlighting the beautiful outlook over the rural landscape. But this impressive kitchen is only one part of a spacious enveloping living area that consists of the L-shaped family room/games room, meals area and convenient study nook. In addition there's also a formal lounge and dining room that enables internal entertainment options. A comfortable climate is maintained with in-slab heating or via reverse cycle air-conditioners in each room, while the 11KW solar system ensures energy efficiency. Internal access to the double garage and the nearby shed both offer extensive storage space and versatility, perfect for recreational vehicles, such as a small boat and trailer, or hosting equipment, tools, and a workshop. The expansive sandstone-paved covered outdoor area with its sweeping tree-filled views is perfect for entertaining guests, or provides an idyllic vantage point to enjoy a glass of wine as the sun sets. While the home is surrounded by established gardens with beautiful stone retaining walls, the front house block also includes a fenced vegetable garden, an impressive chook run, and a productive orchard. The rear of the block has a secured fenced paddock that is sheltered from prevailing weather, with ample space to add stables, dressage arena or be sectioned into more paddocks. Whether you are seeking to create a thriving hobby farm, or run horses, alpacas or sheep, Anchorage's 4.98ac offers endless possibilities. Ambleside Estate is a quiet circuit with access to community land, including estate horse and walking trails. Canberra and Yass school buses stop at the front of the house block. Murrumbateman Winery Trail passes the estate entrance, providing easy bike access to the regions award-winning wineries and to Murrumbateman village. Relish in the peace and privacy that this property affords while still within easy reach of local amenities. Murrumbateman village is part of a growing community including a newly built primary school, local sporting clubs, and regular fortnightly markets. Don't miss your chance to secure this stunning property - enquire today and start living the life you've always dreamed of.

**Property Technical Specifications**  
Residence: 228.1m<sup>2</sup> of residential living area, 39.6m<sup>2</sup> of attached garage area, 5.8m<sup>2</sup> of covered front verandah, 54.4m<sup>2</sup> attached alfresco area, total area under roof: 327.9m<sup>2</sup>/35.3sq  
Residential features:

- The kitchen enjoys beautiful views over the rear paddock, and offers plenty of storage, bench space, walk-in pantry, quality finishes, and top-end ILVE appliances including dual ovens and built-in microwave oven.
- Expansive main living area with double glazed floor-to-ceiling windows.
- Separate formal lounge/dining room, or parents retreat.
- Segregated master bedroom with ensuite and walk-in robe.
- 3 good sized secondary bedrooms with built-in robes.
- Climate control: Zoned off-peak in-slab electrical heating, and reverse cycle air-conditions to every room including five recently installed (2022) Daikin models. Thermal insulation to all roof and external wall cavities.
- Large covered entertaining area with sandstone paving.

**Garaging:** 5 covered/enclosed car parking spaces via the double attached garage and nearby shed.

- Shed: 7m x 6m Colourbond shed, with attached 7m x 3m skillion
- Solar system: 3 phase power/solar input. Recently installed (2022) 11kW (10.92) Hyundai Solar Panels feeding the grid via a 8.5kW Fronius smart inverter.
- Entrance: Remote control electric gate.
- Block: 2.016ha/4.98acres currently sectioned into 2 paddocks.
- Front house block: A thriving orchard featuring plum, peach, pear and apple trees, with mature walnut, olive, mulberry, fig, quince, blueberry, and lemon trees included. Fenced 5 bed vegetable garden. Secure animal/chook enclosure (15m x 18m) with 1.8m fencing.
- Rear paddock: Sheltered rear livestock paddock with 12' entry gate and small inner enclosure with dayshelter
- Potable water supply: 115,000L in-ground concrete water tank.
- Non-potable water supply: 3000L poly tank collecting off the shed roof, and estate dam/bore water plumbed directly to 7 external taps for stock & garden purposes - 3 days per week at set times.
- Sewerage: AWTS bio-septic system.
- Location: Ambleside Estate, 4 minutes to Murrumbateman village, 18 minutes to Yass township, 25 minutes to Canberra's Gold Creek.
- Many of Canberra's best wineries nearby, including Four Winds Vineyard (2.4km) and Clonakilla (3.1km)
- Community title fees: \$1,000pa - covers non-potable water supply, maintenance of community estate.
- Rates & zoning Yass Valley Council, \$2, 280pa, R5 (large lot residential)