

5/36 Rose Street, Murrumbateman, NSW 2582

VERV

Townhouse For Sale

Monday, 3 June 2024

5/36 Rose Street, Murrumbateman, NSW 2582

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 169 m2

Type: Townhouse



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Expression of Interest

Buyers must pre-register prior by ringing the agent. Welcomed to the market is the breathtaking and brand-new boutique development "White Rose" on Rose Street, of only 7 architecturally designed townhouses. This arguably represents a highly sought-after and unique offering as brand-new townhouses in the centre of Murrumbateman are rare. This location is truly desirable being positioned directly across the road from newly built Fairley Square in Murrumbateman Village, Medical Centre and School. Available for sale are two brand-new, north facing double storey, three-bedroom townhouses offering two designer bathrooms finished with floor to ceiling tiles, powder room for guests downstairs and an oversized double garage with internal access and automatic doors. Finished to the very highest level of quality these townhouses include high 2700mm ceilings (ground floor only), double glazed windows and doors, hybrid timber flooring and quality R5 and R2 insulation in the ceilings and walls. They have been finished with a premium level of inclusions. These stunning townhouses would ideally suit a number of potential buyers, from downsizers who are currently living on larger acreage in the area and looking to remain in Murrumbateman with the convenience of living directly across the road from the local shops and medical centre. Perhaps younger families who have always wanted to venture from the big city and into the quiet and growing township of Murrumbateman with local schools directly across the road. Perhaps investors who are after a sound purchase with strong rental returns and strong future growth. Nestled amongst the popular Murrumbateman township, home to almost 20 world class boutique wineries, local shops, village markets and soon to be open shops and amenities coming to Fairley Square this March, your new lifestyle awaits!

Features Include:-

- Brand New Construction
- Boutique Townhouse Development
- North Facing Aspect
- Only 7 townhouses in the Complex
- Community title zoning
- Double glazed windows and doors throughout
- High 2700mm high ceilings (ground floor)
- Hybrid timber flooring in all living areas
- Living: 169m² approx. / Garage: 40m² approx.
- Spacious 129.46m² approx. private open space
- Three generous bedrooms (all with built-robos)
- Two designer bathrooms with floor to ceiling tiles
- Powder room downstairs for guests
- Double oversized garages with automatic doors
- Spacious open-plan living area
- Modern kitchen with 20mm stone benchtops, tiled splashback, soft close drawers, quality stainless appliances, undermount rangehood (externally ducted)
- Ducted heating and cooling throughout
- R5 insulation in ceilings
- R2 insulation in walls
- LED downlights throughout
- Energy heat pump hot water systems
- Connection to town water and electricity
- Fully landscaped gardens with native plants
- Generous backyard with plenty of space
- All units can have solar systems installed before settlement (price to be discussed)
- All units can have EV chargers installed before settlement (price to be discussed)
- Underground 90,000 litre water tanks x 2 (service to all garden taps, laundry and toilets)
- Located directly opposite new built Fairley Square Shops
- Located directly opposite Medical Practice and Murrumbateman Public School
- Outstanding position within Murrumbateman Village

Living: 169m² approx. Garage: 40m² approx. Backyard: 129.46m² approx. Land Size: 354m² approx. EER: 6.3 stars approx. *Floorplans on the site plan are a guide and may not be accurate.