

5 Lincoln Avenue, Murrumbateman, NSW 2582

WINDROSE

Acreage For Sale

Friday, 19 April 2024

5 Lincoln Avenue, Murrumbateman, NSW 2582

Bedrooms: 4

Bathrooms: 1

Parkings: 4

Area: 9793 m2

Type: Acreage



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By Negotiation

Perched atop one of the premier streets in Merryville Estate, this exquisite 2.42-acre property offers unmatched views and a lifestyle imbued with comfort and privacy. Positioned to capture the northern sun and sweeping vistas of the picturesque surroundings, the residence sets a serene backdrop for this idyllic rural retreat. Welcome home to 5 Lincoln Avenue. The home boasts four well-appointed bedrooms, including an oversized master suite with ensuite and walk-in robe, ensuring private, sophisticated living spaces for all family members. The heart of the home, an open plan flow-through kitchen with modern appliances and breakfast bench, features a walk-in pantry and gas cooktop, ideal for culinary exploits and family meals. Multiple living areas, including a large informal living room, separate dining, study space and sitting area provide a flexible floorplan with an array of living options, while the large, covered alfresco seamlessly flows from the main living areas. A significant addition to the property is the large shed converted into a self-contained studio, offering a bathroom, toilet, separate bedroom, and a cozy living area. This versatile space is perfect for guests, as a home office, or an artist's retreat, enhancing the home's flexibility and appeal. Elegantly established gardens with meticulously manicured lawns and an array of white roses amplify the home's tranquil atmosphere. The broad, sweeping driveway and extensive parking area cater to the needs of a large family or tradesperson, providing ample space for vehicles and equipment. A large, aboveground pool has a cleverly designed modern deck surrounding it, making it a gorgeous feature, overlooked by the large covered alfresco. Property Features at a Glance:

- Situated on a 9,820m² elevated block with panoramic rural views.
- Four-bedroom layout includes a master suite with deluxe ensuite and walk-in robe.
- Lush, established gardens featuring a profusion of white roses, enhancing beauty and privacy.
- Ample living spaces, including a formal lounge, dining area, and a sunlit family room.
- State-of-the-art kitchen equipped with a walk-in pantry and premium gas cooktop.
- Self-contained studio in a converted shed, including a bathroom, bedroom, and living area.
- Spacious covered alfresco perfect for entertaining, complemented by a large swimming pool and deck.
- Dual carports providing comprehensive vehicle storage.

Location Highlights:

- Located in the desirable Merryville Estate, renowned for its scenic beauty and serene setting.
- Community features include non-potable water supply, regular trash and recycling services, and mail delivery.
- Convenient access to school bus services to Canberra and Yass, perfect for families seeking connectivity to city centres.

5 Lincoln beautifully marries modern amenities with the charm of rural life. With lush gardens, a versatile studio shed, leisure facilities including a large above-ground swimming pool with a wrap-around deck, and an expansive covered north-facing alfresco area, it promises a lifestyle of luxury and tranquillity. It's the perfect sanctuary for those looking to enjoy the countryside with all the modern comforts of a thoughtfully designed home.