

**53 Rose Street, Murrumbateman, NSW 2582**

**WINDROSE**

**Residential Land For Sale**

Saturday, 4 May 2024

53 Rose Street, Murrumbateman, NSW 2582

Area: 3432 m2

Type: Residential Land



Sam McGregor  
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## By Negotiation.

Nestled in the booming township of Murrumbateman, this large, flat development site presents the perfect opportunity to positively impact and invest in one of the fastest growing communities in the country, while securing a high-profile site with on-going revenue from current tenant to offset holding costs. The Site The 3,432sqm RU5 (Village) zoned site currently has a completed 297.4sqm commercial suite (with long term tenant in place – Murrumbateman Health Hub/General Practice) and is situated at a high-profile and easily accessible location – approx.. 150m from the Barton Highway, adjacent to an established Hotel and Fairley Village, walking distance to local amenities and transport. Approved and Potential UseDA Approved for three further commercial tenancies totalling 698.2sqm (planned as a site for a community health hub – Allied Health, Imaging Centre and a Chemist) well suited to the site, location and community - there is also a potential for a range of further uses including Supermarket, Childcare, Commercial Suites, residential dwelling or dual-occupancy, shop-top housing, entertainment or function centres, community facilities or shopping centres, or a range of other commercial and housing options (STCA/DA).

**Why Murrumbateman?** This site is unique within the region and with a forecast population growth of almost 5X by 2030, development and investment in the Murrumbateman region is secure with strong potential for future growth. Contact Sam McGregor, Principal at Windrose Property, to express your interest, obtain copies of relevant documentation, or ask any questions.

**Key Site Information:** Site Area: 3432m<sup>2</sup> -  
New Tenancy 1 (Proposed Allied Health): 271.7m<sup>2</sup> -  
New Tenancy 2 (Proposed Chemist): 162.5m<sup>2</sup> -  
New Tenancy 3 (Proposed Imaging Centre): 264.0m<sup>2</sup> Total Approved New GFA: 698.2m<sup>2</sup> Existing Health Hub/built GFA: 297.4m<sup>2</sup> Total Approved GFA inc. existing: 995.6m<sup>2</sup> Parking:- Existing: 12 spaces- Proposed new: 29- Proposed total: 41

**Murrumbateman Location Highlights for Investors and Developers:**

- Rapid Growth Area:** Murrumbateman is experiencing significant residential and commercial growth, marked by an increasing demand for both housing and local amenities. Yass Council's 2030 plan includes a target growth from approx.. 3,500 current residents, to 15,000 by 2030.
- Proximity to Major Cities:** Located just 30 minutes north of Canberra and approximately 3 hours from Sydney, Murrumbateman offers a strategic position for developments that benefit from accessibility to major markets and heavy investment from NSW state governments .
- Thriving Local Economy:** Part of the Canberra District Wine Region, known for its vibrant viticulture and associated tourism, the local economy is driven by a passionate community, vibrant local businesses and an underpinning family demographic drawing stable incomes from the ACT.
- Community Facilities and Services:** Recent expansions in community facilities, including schools, the Health Hub, local shopping precincts, the tourism and local produce and wine experience all continue to enhance the attractiveness of the area for new residents and as a tourist destination.
- Scenic and Lifestyle Appeal:** Murrumbateman is renowned for its scenic vineyards, rolling hills, and a relaxed lifestyle, which are highly attractive to people looking for rural charm close to urban centres, while the value proposition is attracting people looking to move from Sydney and regional surrounds looking for better value and an easier lifestyle.
- Developing Infrastructure:** With ongoing improvements in local infrastructure, including roads (Barton Highway duplication currently underway) and public transport links to Canberra, the region is becoming more accessible.
- Flexible Zoning Regulations:** The local government in Yass Valley has shown flexibility in zoning regulations to encourage growth and development, which is advantageous for new housing projects, commercial developments, and mixed-use complexes.
- Active Local Market:** The real estate market in Murrumbateman has shown resilience and growth, characterized by strong demand and increasing property values, with an average sale price matching some of the most appealing areas in adjacent Canberra.
- Growth in population and shifting age demographic:** The trend is supported by the area's popularity among both retirees and professionals commuting to Canberra, while the significant amount of properties suitable for an presenting dual occupancy or multigenerational living means larger and multigenerational families are moving the region.
- Rural Development Incentives:** Potential tax incentives and development grants for rural and regional development can be leveraged by investors and developers looking to initiate projects in the area.
- Sustainability and Green Living:** With an increasing focus on sustainability, developments that promote green living, energy efficiency, and sustainable resources have the potential to attract a modern and environmentally conscious demographic.