

57 Merryville Drive, Murrumbateman, NSW 2582

WINDROSE

House For Sale

Thursday, 18 April 2024

57 Merryville Drive, Murrumbateman, NSW 2582

Bedrooms: 4

Bathrooms: 2

Parkings: 8

Area: 7575 m2

Type: House



Sam McGregor



Pauline Jenkins
0410401902

By Negotiation

Set on just under two acres of manicured parkland, tucked privately and the to rear of Merryville Estate, this gorgeous four-bedroom, two-bathroom brick home, strikes the perfect balance of size, space, location and privacy. With established gardens, fruit trees, a small vineyard and one of the best sheds seen in the region – there is nothing left here to do but move in and enjoy. Welcome home, to 57 Merryville Drive, Murrumbateman. Just 25 minutes from Canberra's northern suburbs this small acreage property offers an ideal blend of country lifestyle, city convenience, functional living and scenic beauty. Featuring four well-appointed bedrooms - each with built-in robes - and a master suite that opens directly onto a sunlit patio, there's enough space for the family, and privacy for all. A separate study, plus an additional four living areas - including a central family/meals room with a slow combustion fireplace, a rumpus/games room, and individual lounge and formal dining area – ensures ample space for relaxation and entertainment, and an adaptable floorplan to meet anyone's needs. The fully equipped kitchen is a delight, complete with ample storage and a large breakfast bar. Outdoor living seamlessly flows from the indoor, with the main living leading to a 20m² north-facing alfresco, covered and partially enclosed, providing a serene setting for dining and relaxation year round. The large block is surrounded by mature evergreen trees that create a private and micro-climatic environment, while a private, segmented backyard is tucked to the south of the home, with established trees and a luscious lawn, with dog proof fencing and a large handmade chicken coop. A small paddock has been segmented to the rear of the block for keeping livestock or pets, while the expansive shed (with power and water) is large enough to house as many vehicles (or toys!) you could want to keep, still leaving space for storage or a workshop. Homes as well appointed as this one do not often come to market in the region, and this one will not last long. Contact Sam McGregor from Windrose Property today to discuss your interest or arrange an inspection.

At a Glance:

- Total area of 259m² under roof (plus alfresco); 211m² internal living;
- 1.9-acre (7575sqm) land holding.
- Four bedrooms with robes, master suite with patio access.
- Study room and four distinct living areas.
- Fully equipped kitchen with extensive storage and breakfast bar.
- Heating and Cooling provided by slow combustion fireplace, large split system and ceiling fans; ducted air circulation system.
- 8kw solar system
- 20m² covered and screened north-facing alfresco area.
- Fully fenced rear yard with private gardens and luscious lawns.
- Large, heavy duty and handmade chicken coop.
- Mature evergreen trees enhancing privacy and microclimate.
- Small paddock to the rear, ideal for keeping stock or pets.
- 120,000 in-ground concrete water tank.
- New, expansive (160sqm) shed (20m x 8m, 6M height), with power, water (10,000ltr tank), new retaining walls/well managed drainage.
- Double garage attached.

Location Highlights:

- Located just 25 minutes from Canberra's northern areas, combining rural tranquillity with city proximity.
- Close to scenic countryside views, perfect for those seeking a peaceful lifestyle away from the hustle and bustle.
- Ideal for families or couples who enjoy hosting guests, with plenty of space for entertaining and relaxation.

57 Merryville Drive is not just a home; it's a lifestyle choice that offers privacy, space, and the beauty of country living without sacrificing convenience. This property is perfect for those looking to transition to the country in style, with all the amenities needed for a comfortable and joyful rural life.