

# 6 Grevillea Close, Murrumbateman, NSW 2582

WINDROSE

## Sold Acreage

Sunday, 24 December 2023

6 Grevillea Close, Murrumbateman, NSW 2582

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1 m2

Type: Acreage



Sam McGregor

**\$1,425,000**

Set to the rear of the tightly held and established Merryville Park, on a sprawling five acres covered in lush green lawns and established trees, this picturesque, colonial style home is expansive, spacious and ready for you to move in. Welcome home to 6 Grevillea Close, Murrumbateman. Experience the epitome of country living in this expansive four-bedroom, north-facing family home. Boasting soaring ceilings, a serene outlook, and an enclosed double carport, 6 Grevillea Close is the perfect place to set down roots, offering ample space to stretch out, unwind and enjoy. Immerse yourself in the heart of the home, where the kitchen takes centre stage, overlooking the main meals and living space equipped with easy-care tiled flooring and a slow combustion woodfire for added comfort and charm. All four bedrooms boast built-in wardrobes, while modern conveniences like reverse-cycle air conditioning throughout, ceiling fans, and a segregated rumpus room for the kids mean the home ticks all the boxes for each member of the family. With an expansive outdoor covered entertaining area overlooking the lush lawns and landscaping, the home is a place for gathering, a haven for entertaining family and friends and is destined to be filled with cherished memories. Nestled within a spacious rural estate and tucked away on a tranquil street used primarily by locals, the home places you just 20 minutes from Yass and an easy 45-minute drive to the Canberra CBD. Unwind with easy access to scenic walking, cycling, and equestrian trails, while all the village amenities, childcare centre, cafes, pub, newly opened primary school and array of local wineries are only a short drive away. All the info:

- 284sqm living set on a 1.87 Ha block.
- Wraparound veranda and fully covered entertaining area at the rear.
- Four bedrooms with built in robes, walk in robe to master; Master suite with expansive ensuite including built in spa overlooking gardens.
- Large study (or 5th bedroom if enclosed)
- Stylish, modern kitchen with breakfast bar and large pantry
- Stainless Steel kitchen appliances including dishwasher
- Oversized rumpus adjacent to two bedrooms and main bathroom (perfect for segregated or multigenerational living)
- Slow combustion fireplace
- Split system air conditioner for kitchen and living areas
- Laminate timber flooring in walkways and studies, new carpet in bedrooms, tiled kitchen and living areas
- Large family laundry with ample cupboards and bench space
- Ceiling fans to all bedrooms
- Oversized double carport
- Covered verandas to front and rear
- Large in ground concrete water tank collecting off the colour bond roof (approx. 100,000ltrs)
- Large solar system.
- Fully fenced and divided into multiple paddocks
- School bus to Canberra/Yass located within walking distance to property.
- Five-day mail delivery, weekly garbage collection and fortnightly recycling collection.
- Less than five minutes' drive to the current and growing amenity of Murrumbateman, including Post Office, Chemist, Medical Centre, Childcare, IGA, Pub, Wineries and Bus stops to Canberra.
- Growing amenity in Murrumbateman at Fairley Square includes Gym, Café and Bakery, Boutique bottle shop, Real Estate Agency, Lawyers, Chiropractor and new Primary School and Child Care.