

6 Kanangra Close, Murrumbateman, NSW 2582



Sold House

Thursday, 22 February 2024

6 Kanangra Close, Murrumbateman, NSW 2582

Bedrooms: 4

Bathrooms: 2

Parkings: 10

Area: 2 m2

Type: House



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\$2,380,000

Welcome to the ultimate in luxury rural living in the prestigious 'Jiparu' Estate of Murrumbateman. This exceptional family residence situated within a quiet cul-de-sac, and boasting elevated views of the Brindabella's, offers an unparalleled semi-rural lifestyle along with easy access to all the modern conveniences of city living. Crafted with precision and expertise by the esteemed local builder, 'Class Constructions', this home exemplifies quality and elegance at every turn. Showcasing an expansive 442sqm under the roofline, (plus 160sqm shed) no detail has been overlooked in the creation of this rural masterpiece.

- Impressive family home in the prestigious 'Jiparu' estate- Peaceful cul-de-sac setting overlooking a tranquil semi-rural landscape- Architecturally designed home bathed in natural light- Constructed by local boutique builder - 'Class Constructions'- Immaculate condition inside and out- 4 large bedrooms + custom study and more - Separate rumpus room (perfect for the kids)- Enclosable media/home theatre room- Four large and separate living spaces offering a host of lifestyle options- Sunny family/meals area with peaceful outlook- Superb lounge with double sided fireplace finished with Artisan bluestone- Black Butt hardwood timber flooring- Ducted heating and cooling (2 separate systems)- Impressive stone kitchen with views and huge amounts of bench space- Quality Bosch appliances: Induction Cooktop, Oven with steamer function x 2- Integrated double fridge/freezer, Bosch integrated dishwasher- Billie Zip cool water tap- Butlers pantry with custom joinery, stone bench top and double sink- Gorgeous master bedroom with walk-in-robe and private ensuite- In slab heating and Gareth Gunmetal tap wear to both bathrooms- Two designer bathrooms - Powder room (3 x WC's in total)- Mud room- Double glazed windows and doors throughout- 5m raked ceilings in main living including ensuite- 2.8m ceiling through the home (maximising light and space)- CAT 6 cabling throughout- TV outlets in every room- TV cabling outlets to every room and alfresco- Fibre to the house (NBN)- Full house solar system- 25kw panels, 2 x 10kw Fronius inverter, 11kw battery (saves you \$\$\$\$)- Generous outdoor studio/multi purpose room (18.8sqm)- 442sqm under roof line, 460sqm (including studio) 620sqm (including shed)- Impressive 74sqm alfresco, provision for external kitchen, hot & cold water outlets, drainage and electrical- Fully enclosed heated mineral swimming pool (Electric heated 24kw pump)- Pool area finished with artisan stone pavers- Additional pool house pump and pool cleaner- Large double automatic garage (45.70sqm) with internal access- Huge 160sqm machinery shed, up to 8 cars with bathroom, kitchenette, toilet and networked with CAT 6 and TV cabling- 14 x camera CCTV security system- Plenty of room for a boat, gym, machinery and additional toys- Abundance of additional guest parking on site- Private, spacious and well maintained 5.72 acre parcel of land- Rainwater tank (132,000 litres)- Bore water tank (20,000 litres)- Underground irrigation to the perimeter of the block- Dirt bike jump track for the thrill seekers- Fire pit area overlooking the Brindabella's- Large grassed area, ample room for animals, provisions for a horse arena- Established garden beds- Circulating hot water pump system through house and shed- Econocycle septic system

Additions/enhancements to the property by the current owners since purchasing:-- Automatic driveway gate opener- Extensive tree planting with irrigation, hedging and garden beds- Custom made fire pit seating (concrete and spotted gum)- Studio with quality fitout (18.8sqm)- Studio water tank and pump servicing the vegetable garden irrigation- 4 raised vegetables and purpose built gravel area with irrigation- Additional garden shed with concrete slab- Firewood storage facility- Full house solar system - 25kw panels, 2 x 10kw inverter, 11kw battery- Timer installed for home hot water system- 3 stage Puretec Hybrid G13 UV and water filter system, servicing the entire home- Remote ceiling fans added to 3 bedrooms- 14 x camera CCTV security system- In built speakers to Alfresco- In built speakers to media room- VJ Panel feature to bedroom 2 - Feature wall luxe panelling to master bedroom- Crim safe doors and window screens- Automated flood lights added to machinery shed, additional power and data

Brief Summary:- Year of construction: 2021-
Builder: Class Constructions- Internal living area: 321.70sqm- Garage area: 45.70sqm- Alfresco: 74.60sqm- Total area under roof line: 442.00sqm- Studio: 18.80sqm- Metal shed: 160.00sqm- Total Area: 620.80sqm (includes home, garage, alfresco, studio, shed)- Block Size: 23,160sqm (5.72 Acres)- Rental Estimate: \$1,100 - \$1,300 per week- Rates: \$2688 p.a. approx.- Jiparu Estate Levy: \$900 p.a. approx.- 7 min drive to Murrumbateman township- 20 min drive to Yass- 35 min drive to Canberra City- 40 min drive to Canberra Airport

Immerse yourself in the vibrant local wine culture, with almost 20 boutique wineries in the area, offering endless opportunities for wine enthusiasts to explore and indulge in the region's finest offerings. Don't miss your chance to own this exceptional family residence where luxury, convenience, and rural charm converge. Experience the ultimate in countryside living today.

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