

# 6 Rattenbury Close, Murrumbateman, NSW 2582



## House For Sale

Thursday, 18 April 2024

6 Rattenbury Close, Murrumbateman, NSW 2582

Bedrooms: 4

Bathrooms: 2

Parkings: 7

Area: 1 m2

Type: House



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**\$1,920,000 - \$2,100,000**

Welcome to the ultimate in peaceful rural living in the prestigious 'Jiparu' Estate of Murrumbateman. This exceptional family residence situated on an elevated parcel of land, and boasting 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 long time local builder 'Rosedale Homes', this property exemplifies quality and elegance at every turn. Showcasing an expansive 302.49sqm of internal living, a 65.82sqm garage and 56sqm shed plus carport, no detail has been overlooked in the creation of this rural masterpiece. House- Striking family home in the prestigious 'Jiparu' Estate- Architecturally designed residence with solar passive orientation- Four large bedrooms with study and rumpus room- Private master bedroom, huge walk-in robe, ensuite with free-standing bath - Designed with separate wings for kids and adults- Impressive stone kitchen with views and vast amounts of bench space - Double oven (pyrolytic and a steam oven) and gas cooktop- Twin draw dishwasher- Custom designed butler's pantry, integrated dishwasher, fridge alcove, and sink- Double glazing throughout- North facing to rear residence bathing in natural sunlight- Every room in the home offers views and tranquillity throughout - Dual super inverter reverse Cycle Air Conditioners, zoned throughout (oversized to heat the house in 10 min)- Heated inground and mineralised swimming pool with 30sqm deck and views- Solar hot water system, low power and water fixtures throughout- 8.8kW solar system- Over specified insulation in walls and roof for thermal comfort- Engineered Oak timber flooring to main living areas - Designer wood fireplace, second story glass windows Site- 14,142sqm (1.41 Ha) (3.5 acres) with 5,000sqm fenced off for stock currently home to three sheep- Highest elevated block in Jiparu with expansive views to the Brindabella's- Spring and Autumn Sunsets, Summer rolling storms and Winter snowcapped mountains- Large feature boulders throughout site- Short drive off Barton Highway in a quiet cul de sac location - Established native landscaped gardens- Rear gardens on automatic irrigation system- Separate header tank for irrigation with water from reticulated water system from community dams- 92,000ltr rainwater tank - low cost and low maintenance worm farm septic system which irrigates orchard- Olive, lemon, lime, orange produce trees

**Brief Summary:-** Year of construction: 2014- Builder: Rosedale Homes - Internal living area: 302.49sqm- Garage area: 65.82sqm- Shed: 56.13sqm- Carport: 20sqm- Total Area: 444.44sqm (includes home, garage, shed, carport)- Block Size: 14,142sqm (1.41 Ha) (3.5 Acres)- Rental Estimate: \$1,000 - \$1,150 per week- Rates: \$2,304 p.a. approx.- Jiparu Estate Levy: \$900 p.a. approx.- 7 min drive to Murrumbateman township- 21 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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