

8 Linden Close, Murrumbateman, NSW 2582

WINDROSE

Sold Acreage

Sunday, 24 December 2023

8 Linden Close, Murrumbateman, NSW 2582

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 2 m2

Type: Acreage



Sam McGregor

\$1,520,000

Situated at the end of one of the most tightly held streets in Murrumbateman, a closed road, only a short drive from the northern edge of Canberra, this gorgeous rural holding comprises a stylish 207m², 4-bedroom country-styled family home. Situated on a private 5.88-acre block, complete with an impressive array of equestrian infrastructure – an 20mx60m arena with handcrafted hardwood timber fencing topped with eucalypt mulch, new stable block (with separate tack and feed rooms and bidirectional access), and fenced into three expansive grazing paddocks – this one is well planned and equipped for equine activities. The residence exudes a charming rural ambiance that seamlessly blends into its surroundings. Established gardens shroud the home, quintessential front and rear verandah's provide shading and protection from the sun, and a manicured front lawn provide a the perfect outlook and space for living, and a private orchard brims with a variety of established fruit trees. The heart of the home revolves around the modernized kitchen and its adjoining living spaces, including sitting area, dining space and adjoining study. The well-appointed kitchen boasts 40mm stone benchtops, a large Blackbutt island bench, ample space for meal preparation and storage, as well as informal dining. The open-plan central living areas of the home include a formal lounge with a bay window and a separate dining area. The light-filled space boasts high ceilings and integrated skylights; the cozy family room presents another living area, with a solid fuel combustion heater. A brand new 9m x 4m in ground pool with heat pump solar heating means year round use. A total of 7 water tanks provides approx. 110,000 liters of storage; a licensed bore servicing all internal and external non-potable uses means water security isn't a concern. An expansive 24mx6m shed (with power) is divided into 4 bays, plus a 6x6 storage shed, a 6x6 lined man-cave with fireplace - the balance for parking (with height for floats, trucks or tall vehicles). A new 6.6 kW solar system coupled with a Tesla PowerWall, combined with the ability to sell back to the grid via 3-phase electricity connection ensures a high degree of energy self-sufficiency with the ability to increase in the future. Offering direct access to the Murrumbateman Estate green-ways providing riding access to the Murrumbateman Recreation Grounds and its expansive use of riding areas, the location is a dream for the equestrian enthusiasts looking to make use of the local Murrumbateman amenity. House: • Modern country-style home with, 4 bedrooms, 2 bathrooms multiple living rooms and expansive garaging. • Walk-in robe servicing master, all other bedrooms with built in robes • Living areas flow seamlessly, presenting a meals and sitting area leading from the large, open plan kitchen; a separate living area or media room adjoins the study, lending well to a range of living options • Modern kitchen with high-end stainless appliances, an abundance of storage, 40mm stone bench tops and a large Blackbutt breakfast bench • Slow combustion fireplace in main living area • Multiple reverse cycle units providing heating and cooling • Instant gas hot water • 6.6 kW solar system coupled with a Tesla PowerWall; 3 phase power connection • Large rear alfresco area leading to brand new 9m x 4m in ground swimming pool • 24m x 6m shed (with power) divided into four bays – storage/workshop, man cave/living area, two outdoor parking bays • Approx. 110,000ltr water + licensed bore for non-potable use • Ecovise aerated septic system • 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 Cafes and Bakery, Boutique bottle shop, Real Estate Agency, lawyers and Primary School.