

**8 Malbec Drive, Murrumbateman, NSW 2582**

home by holly

**Sold Residential Land**

Tuesday, 14 November 2023

8 Malbec Drive, Murrumbateman, NSW 2582

Type: Residential Land



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**\$640,000**

#soldbysally \$640,000 Making a tree change is a popular concept for us city dwellers, particularly with increased workplace flexibility and remote capabilities. Many are keenly trading-in the urban jungle for clean air and greener pastures, and it's easy to see why. Having room to move, a slower pace and focusing on what's important is the ultimate lifestyle choice. Here's your opportunity to pull up stumps and create a more contented lifestyle, without the discomfort of the unknown... Curate your ideal rural escape, exactly the way you want it, without compromise... and only a short drive from Canberra. With a north-easterly aspect, 8 Malbec Drive, Murrumbateman is a 6,506m<sup>2</sup> residential building block, part of Stage 1 of 'The Fields'. This block is an excellent canvas; almost flat and cleared of trees, with absolutely no restrictions on the building envelope - making for a dreamy design and construction process. You'll have the freedom to create your very own piece of paradise, limited only by your imagination. Just like the street's namesake, Malbec, this stunning block will 'pair perfectly' with a variety of styles, dreams and personal visions. If you've always wanted chickens, a self-sufficient, edible garden and alpacas, this is an incredible opportunity to bring your dream to life. Whether you're building a leafy oasis, a cosy county homestead or a resort-style retreat, you'll have creative control from start to finish. And with your garden water supplied by the development, beautiful landscaping and luscious green lawns will easily become reality. While Murrumbateman is famous for its amazing wineries, its local village has wonderful cafes, restaurants, and convenient health services. The fortnightly Village Market specialises in a wide range of local crafts, pottery, organic vegetables and locally made treasures. An array of bread, pastries, jams, local honey, sauces, fresh meat, and olives will certainly tickle your tastebuds and fill your pantry. With a brand-new primary school for the kids and easy access to Canberra's CBD, you'll have the best of both worlds. Plus, the new Barton Highway duplication will make your already short commute, even easier. Don't miss this fantastic opportunity to 'escape to the country' every day, without compromise. Technical Specifications. Lot 160 DP1268670 (The Fields), entry from McIntosh Circuit or Isabel Drive, no time limit to build stipulations. Block is flat and cleared of trees - ready to build on, freehold title, 6506m<sup>2</sup>/1.61ac (NE facing). Located along a dress circle drive with flat and cleared building envelope. The block is fully fenced, with steel post & wire with steel net cover and has a remote controlled attractive powder coated steel entry gate. Non-potable water & power connections are available at the boundary. All prime structures must be contained within the designated building envelope. Power: ready for connection at the boundary. Non-potable water supply: ready for connection at the boundary, The Fields Communal Water Management Scheme (proposed) bore water limited to 300,000lt pa per allotment (reviewable/circumstance adjustable) of reticulated water for stock, garden & other outdoor recreational purposes - subject to ongoing TBA service/management fee. Potable/household water supply: buyer will need to install roof catchment rainwater tank/s as part of the property establishment with a minimum capacity of 110,000lt. Sewerage: buyer will need to install bio-septic system as part of the property establishment. Services (envisaged): fibre NBN, 5 day letter mail delivery to the front gate, weekly wheelie bin household waste collection, fortnightly wheelie bin recycle collection. Local Services: 3-4mins to Fairley Early Childhood Service (full day care centre, school holiday programs - hours 7am-6.30pm weekdays, Murrumbateman Early Childhood Centre Assoc. 3-5 year olds - hours 8am-4pm weekdays, & the newly opened primary school, Murrumbateman village with its general store/service station, butcher, cafes, doctors & chemists, hairdressers & family inn. Location: short distance to the Shaw Wines cellar door & Olleyville restaurant, 3 minutes to Murrumbateman village, 25 minutes to Canberra's northern areas, 16 minutes to Yass township. The Fields development: Murrumbateman's latest rural residential estate development currently consists of freehold title partially serviced properties, ranging in size from 6,500m<sup>2</sup> to 14,000m<sup>2</sup>. The Fields allows its residents to develop that long-envisaged sustainable lifestyle, where they can establish orchards & vegetable gardens, plus run horses/large animals. Located just 42 minutes from Canberra's CBD means that each resident can enjoy the cultural/work mix of a thriving nearby city but escape to the country at the end each & every day. The Fields will provide its residents with a privileged country lifestyle; all backdropped with Murrumbateman's cool climate vineyards & set in undulating countryside. The Murrumbateman community is generally cosmopolitan, well educated & welcoming. Whilst still adhering to its country roots, Murrumbateman's dynamic growth is underpinned by many social fabric developments such as the Barton Highway duplication to Canberra, many new service-related businesses, & the establishment of a new school just to name a few. Property Viewing: 8 Malbec Drive is fully viewable from its street frontage