

# 82 Merryville Dr, Murrumbateman, NSW, 2582

## Sold House

Wednesday, 26 April 2023

82 Merryville Dr, Murrumbateman, NSW, 2582

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Beautiful Country Living Investment Opportunity

Do you need an enormous home with a design layout that can be shaped around your family's specific needs?

Located in the popular Merryville Estate just 25 minutes from Canberra, 82 Merryville Drive comes with approximately 482m<sup>2</sup> of area under roof, and a floor plan with amazing space uptake flexibilities.

Packed with a myriad of features, the homes lower level radiates off a massive open plan living area that's large enough to be partitioned into 2 independent spaces to provide an element of daily lifestyle separation.

At the back of this huge living area is the well-appointed country-style kitchen with its 8m<sup>2</sup> pantry room, and a family meals room that flows out to a covered rear alfresco with views over the verging countryside.

Along with 2 spacious bedrooms, the lower level also has a rumpus/games room which can be used as a formal lounge, a 24m<sup>2</sup> utility/studio room that could fit your perfect home gym, plus a massive 40m<sup>2</sup> 3rd bedroom that could be divided into 2 bedrooms or one inclusive teenagers/extended family retreat or home office.

The 72m<sup>2</sup> upper level is a sanctuary for mum and dad! This fully segregated loft space is divided into the 38m<sup>2</sup> master bedroom with timber floors and countryside views, an ensuite with spa, WiR and a 15m<sup>2</sup> parents' retreat.

The 2 acre block is nicely elevated with a very gentle contour roll. It's ideal for larger animals such as horses and alpacas, and there's plenty of space to add a swimming pool and serious shed.

As a location bonus, 82 Merryville is directly opposite the residents' estate common/recreation area and tennis court.

Essentially, 82 Merryville Drive is an attractive larger family property in more ways than one. Whilst the current layout of the home is brilliant, the personal interpretive scope is almost endless.

You'll rarely find a home with so many positive qualities.

### Property Technical Specifications

Residence: built c.2006 388m<sup>2</sup> of residential living area 29.0m<sup>2</sup> of attached rear alfresco area, 22.32m<sup>2</sup> of arrival portico area, 42.7m<sup>2</sup> of garage area, 482.02m<sup>2</sup>/51.83sq (approximately)

#### Residential features:

-22m<sup>2</sup> front arrival verandah/porch

-4 spacious bedrooms:

-72m<sup>2</sup> master suite located on the upper loft level of the home with bedroom, ensuite, WiR & 15m<sup>2</sup> parents' retreat

-2 bedrooms with robes on the west side of the lower level

-1 40m<sup>2</sup> bedroom on the east side of the lower level with storage/robe- could be split into 2 bedrooms or sectioned as a teenagers'/extended family retreat

-24m<sup>2</sup> north-facing utility/studio room

-35m<sup>2</sup> segregated rumpus/formal lounge room

-enormous central living area- 83m<sup>2</sup> approx.

-well-equipped county-style kitchen with 5 burner gas cooktop, wall oven, dishwasher & 8m<sup>2</sup> walk-in pantry room

-meals/dining area with sliding door access to the rear alfresco verandah

Climate control: ducted reverse-cycle air-conditioning

Hot Water: solar electric

Garaging: double attached garage with internal & porch access to the home, single steel garage shed without approach driveway, ample off-street guest parking adjacent to the home

Potable water supply: 90,000lt/20,000gallon in-ground concrete rainwater water tank harvesting off the home's roof

Non-potable water supply: Merryville Estate community water supply plumbed to specific external taps for stock & garden purposes

Sewerage: bio-septic system

Block: 8,090m<sup>2</sup>/2.0ac of well elevated level/mildly contoured land without internal paddocks, ideal for horses/alpacas/sheep/large shed

Location: 2 minutes to Murrumbateman village, 17 minutes to Yass township, 29 minutes to Canberra's northern areas, opposite the estate common area entry point with its tennis court

Services: school bus services to/from Canberra/Yass on Merryville Dr 150m, 5day letter mail delivery to the front gate, wheelie bin household/recycle waste collection at the front gate, cable NBN available, good mobile phone coverage

Rates & zoning: Yass Valley Council \$1,894.43pa, R5 (large lot residential)

Community title fees: \$530 pa approx.