

9 Camp Street, Murrumbateman, NSW 2582

Residential Land For Sale

Tuesday, 11 June 2024

Elders

9 Camp Street, Murrumbateman, NSW 2582

Area: 2023 m²

Type: Residential Land



John Lennie

By Negotiation

It's no secret that half acre bare Lots in the heart of the original Murrumbateman village precinct are almost impossible to find. Equipped with its pliable RU5 (village) zoning, the mildest of contours and a broad 40 metre street frontage this outstanding block provides you with the perfect opportunity to tap into Murrumbateman's exciting business and services growth or establish the residential village property of your dreams. Firstly, the RU5 (village) zoning has a broad list of activities that this stunning block could be used for under the current 2013 LEP. Vivality, Murrumbateman is one of the state's dynamic growth areas for a myriad of reasons, including its ever growing 3,607 population base which has a recorded average age of 42 years. This well-educated cosmopolitan base is greatly comprised of people that commute to/from nearby Canberra for employment purposes. 2019/20 statistics show that Canberra had the highest disposable income of any state/territory in the nation, and this cross-border affluence is evident at Murrumbateman. Also, Murrumbateman's property market is a key indicator of the area's sustainable viability, with 92.6% of local properties owned outright, or on the purchase path. This is underpinned by the impressive local property median sale price of \$1,380,000. Other powerful factors contributing to Murrumbateman's dynamic rise include the staged Barton Highway duplication to the A.C.T, population-based investments in the social fabric such as medical/dental businesses, comprehensive early years care/schooling and the acknowledged tourism attractions such as world class wineries and restaurants. It's hoped that Murrumbateman will step up from its village status to being a town within the next 10 years. Secondly, half acre slightly rectangular blocks provide a plethora of choices when establishing residential properties. The bulky geometrics allow you to build a massive new home with a sparkling pool, big sheds and amazing country gardens. Essentially, 9 Camp Street is one of the most exciting opportunities to come your way this year; it's completely up to you to decide how to use it.

Property Technical Specifications

- Identifier: Lot 5 Section 4 DP 758736 located in the original Murrumbateman precinct
- Block: 2,023m², ready to build on now without time stipulations (West facing). Located on a quiet street with a level to mild contour
- Zoned RU5 Village: Yass Valley Council 2013 LEP-Objectives of Zone
 - To provide for a range of land uses, services and facilities that are associated with a rural village.
 - To ensure that development is compatible with village character and amenity.
 - To ensure that development is provided with an adequate water supply and the disposal of sewage.
- Activities Permitted without consent Home-based child care; Home businesses; Home occupations
- Activities Permitted with consent Amusement centres; Boat building and repair facilities; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Centre-based child care facilities; Commercial premises; Community facilities; Crematoria; Depots; Dwelling houses; Entertainment facilities; Environmental facilities; Environmental protection works; Exhibition villages; Function centres; Information and education facilities; Light industries; Local distribution premises; Mortuaries; Neighbourhood shops; Oyster aquaculture; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Respite day care centres; Roads; Schools; Service stations; Signage; Storage premises; Tank-based aquaculture; Tourist and visitor accommodation; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Water recycling facilities; Water supply systems; Wholesale supplies
- Activities Prohibited Boarding houses; Cellar door premises; Farm stay accommodation; Hostels; Landscaping material supplies; Multi dwelling housing; Residential flat buildings; Roadside stalls; Rural workers' dwellings; Timber yards; Vehicle sales or hire premises; Any other development not specified in item 2 or 3
- Power: ready for connection at the boundary
- Non-potable water supply: Murrumbateman village water - ready for connection at the boundary
- Potable/household water supply: buyer would need to install roof catchment rainwater tank/s as part of any property development
- Sewerage: Murrumbateman sewerage connection on Camp Street
- Services: FTTN NBN available, 5-day letter mail delivery to the front gate, weekly wheelie bin household waste collection, fortnightly wheelie bin recycle collection
- Neighbourhood Services: 3-4mins to Fairley Early Childhood Service (full day care centre, school holiday programmes - hours 7am-6.30pm weekdays, Murrumbateman Early Childhood Centre Assoc. 3-5 year olds - hours 8am-4pm weekdays, & the newly opened primary school, Abode Hotel, Murrumbateman village commercial centre with its general store/service station, butcher, cafes, doctors & chemists, hairdressers & family inn
- Location: 400 meters to the original Murrumbateman village commercial centre
- Rates: Commercial use rates \$5,561.73pa appox or Residential use rates \$3,151pa appox.