

**"Cranage Park" 9 Ryslipp Drive, Murrumbateman,
NSW 2582**



Sold House

Friday, 3 November 2023

"Cranage Park" 9 Ryslipp Drive, Murrumbateman, NSW 2582

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 20 m2

Type: House



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\$1,800,011

Welcome to Cranage Park - a prestigious property that effortlessly combines comfort, functionality, and the natural beauty of its surroundings. Perfectly suited for families, equestrians, and those who dream of a tranquil country life within arm's reach of the city, this estate offers not just a lifestyle but an experience. At the heart of this estate is a meticulously designed 3-bedroom, 2-bathroom home, along with a detached 1-bedroom, 1-bathroom flat - an ideal setup for guest accommodation or a teenager's retreat. Every room is a testament to comfort and warmth throughout the seasons, thanks to the reverse cycle ducted heating & cooling system. Imagine hosting gatherings in the enormous 14.4m x 4.2m sunroom/alfresco area, an entertainer's dream featuring a BBQ area and an outdoor fireplace. This space is perfect for year-round enjoyment, serving as a seamless extension of the home that blends indoor comfort with the outdoors' beauty. Spread over 50.9 acres (20.6 hectares) of pristine land, the property offers vast opportunities, from horse breeding and training, with 12 horse shelters, stables, a round yard, and a chook pen, to potentially embracing the region's renowned wine culture with your own cellar door premises, pending consent from the Yass Valley Council. Water security is exceptional, with 4 dams, a solar-powered bore, and irrigated gardens ensuring the sustainability of any agricultural venture or simply maintaining the landscape's lushness. Enhancing its appeal, the property is enveloped by an abundance of native trees, providing a haven for birds and local wildlife, adding to the tranquil and private atmosphere. Positioned on the Canberra side of Murrumbateman, the property promises ease of access with a short 22-minute drive to the ACT and a 7-minute journey to Murrumbateman village. The convenience is set to enhance with the proposed duplication of the Barton Highway. The master suite offers a retreat within a retreat, featuring an extensive walk-in robe and an ensuite with a spa bath, designed for relaxation and privacy. A grand entrance driveway with an electric gate sets the tone for the exclusivity and elegance that define this estate, offering a secure and impressive welcome. Cranage Park is more than a home; it's a lifestyle, a dream, and an opportunity, wrapped in the beauty of Murrumbateman's countryside. Whether it's the allure of wine country living, the promise of equestrian excellence, or simply the desire for a tranquil life with city conveniences, this property stands ready to fulfil those dreams.

Questions: Q: What can the settlement period be? A: The owners can accommodate settlement periods of up to 6 months. Q: Is there anything wrong with the property? A: ACT Property Inspections have completed a Pest & Building report and found that areas of the skirtings near the entry door in the detached flat are weathered and swollen. They have recommended replacement of these timbers. (The full report is available in our information pack) Q: Can I exchange the contract with a 5% deposit or deposit bond? A: Yes. Q: What would the home rent for on a long-term basis? A: Our investment team has completed a rental appraisal at \$700 - \$770 pw. (A copy of this can be supplied upon request) Q: Is there land reserved for the Barton Highway Duplication? A: Yes, a portion of land on the western boundary is reserved for the duplication of the Barton Highway (approx 8 acres, maps available in the information pack to be used as a guide). The owners will be reimbursed for this land at the market value per acre at the time, currently land has only been purchased for Stage 1 of the upgrade. This property will be a part of Stage 2 of the Barton Highway Upgrade, Stage 1 was completed in Feb 2024 and took 4 years to complete. Stage 2 of the upgrade is set to commence in 2025. More information can be found on the Transport NSW website: <https://www.transport.nsw.gov.au/projects/current-projects/barton-highway> Q: What is the zoning of the property? A: RU4, Primary Production Small lots. Q: Is dual occupancy permitted? A: Yes, with consent from the Yass Valley Council. Q: What is the property used for? A: Until recently Cranage Park was used as a miniature horse stud, a business that the owners started in 1996 in Camden and moved to Murrumbateman in 2011. Although the property was initially set up for miniature horses it has comfortably been a home to many full sized horses. Q: Where did the name Cranage Park come from? A: "I came across the name for my Miniature Horse Stud when I discovered a copy of my family tree in 1996. Cranage is the name of a little village in England where my family tree was planted. The name had a certain "old world" feel about it that appealed to me." Q: Why are the owners selling? A: The decision to sell stems from the owners' desire to retire and move closer to family in the ACT, presenting a rare opportunity for new custodians to cherish and enhance this exceptional property. Enquire today to receive a comprehensive information pack, or Call David Alexander on 0455 777 644 to arrange your inspection.