

**17 West Street, Murrumbateman, NSW 2582**



**House For Sale**

Tuesday, 2 July 2024

17 West Street, Murrumbateman, NSW 2582

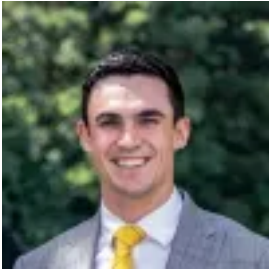
**Bedrooms: 3**

**Bathrooms: 1**

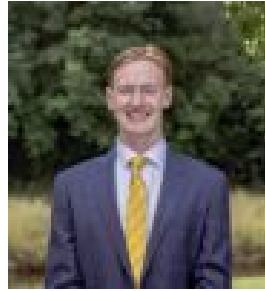
**Parkings: 4**

**Area: 2023 m2**

**Type: House**



Connor Rorison  
0473333707



Harrison Gibbons  
0475000023

## Auction

17 West St, Murrumbateman Village, NSW Discover the charm of this delightful country cottage at 17 West Street, Murrumbateman. Radiating a homely warmth, this sun-drenched property is a haven situated on a generous 2,023 sqm block adorned with established shade trees and gardens. Key Features: • 3 Bedrooms, 1 Bathroom, 2 Toilets: Well-equipped kitchen, refurbished flooring, and new carpet throughout. • 4-Car Garage: Spacious garaging with a slow-combustion fireplace, perfect for a man cave. • Outdoor Living: Large covered entertaining deck with French doors, overlooking the garden. • Modern Comforts: Ducted gas heating, reverse cycle air conditioning. • Water/Sewage Supply: 35,000-litre rainwater tank, town water and sewage connected. • Location: Directly opposite the Murrumbateman Village Grassy Woodland reserve, ensuring unspoiled views. • Accessibility: New horseshoe driveway with dual street access and rear lane access. Prime Location: • Walking distance to local amenities including the Murrumbateman Country Inn, dog park, cafes, gym, daycare centres, dental practice, local wineries, restaurants, and recreational grounds. • Conveniently close to schools and public transport: 17 minutes to Yass, 25 minutes to Belconnen, and 35 minutes to Canberra CBD. Additional Highlights: • Versatile options for the home: Extend, relocate, run as an investment property, or simply enjoy as is. • Community atmosphere with friendly neighbours and a quiet street setting. • Potential for high rental returns: \$150 per night on Airbnb or \$690-\$760 per week for long-term rentals. Frequently Asked Questions: Q: What can the settlement period be? A: The owners can accommodate a settlement period of up to 120 days ideally but are open to longer if needed. Q: Is there anything wrong with the property? A: ACT Property Inspections completed their report and have said that it is above average (please see a copy of this in the info pack). Q: Can the new owner move in under-occupancy? A: Yes, occupancy under license prior to settlement can be agreed to from 7 days post-exchange. This will allow the current owner to move out in time. A weekly occupancy fee can be negotiated, providing a smooth transition for the new owner. Q: Can the furniture be purchased? A: Yes, the furniture can be purchased. Q: Is everything approved on the property? A: No, the home doesn't have a final certificate, nor does the shed. Q: Can the property be sold prior to Auction? A: Due to the situation of the owner and his financiers, the property cannot be sold prior to Auction. It needs to be transacted via a Public Auction, ensuring transparency and fairness in the sale process. Q: Can I exchange the contract with a 5% deposit or deposit bond? A: Yes, a 5% deposit or deposit bond is accepted. Q: What is the asking price for the property and are the owners negotiable? A: Due to the circumstances, the owner needs to sell and wants the market to determine the value. As a guide, consider these recent comparable sales: • 1 Middle Street, Murrumbateman, sold on 15/04/24 for \$1,500,000 (3 bed, 2 bath on 1,985m<sup>2</sup>) • 35 West Street, Murrumbateman, sold on 14/02/24 for \$1,050,000 (4 bed, 2 bath on 1,082m<sup>2</sup>, 500m from 17 West St) • 18 Camp Street, Murrumbateman, sold on 24/05/24 for \$854,050 (3 bed, 2 bath on 1,011m<sup>2</sup>, 300m from 17 West St) Q: What would the property rent for on a short-term and long-term basis? A: The owner has had the property listed on Airbnb and has been getting \$150 per night with it being a single bedroom, no garage, minimum 2-night stay. Long-term, our team has assessed the property to be worth \$690 to \$760 per week. (please see a copy of this in the info pack) Q: What does it mean to have Crown Road to the rear of the property? A: The property backs onto an easement lane which used to serve as a 'night cart lane' for the collection of storage back in the day. This is now where the easement for the town sewage runs. Many people use it for extra storage or a chook run. Q: Why are they selling? A: The owner needs to release equity in this property due to numerous factors, hence why his dreams for the property need to be passed onto the next owner, unfortunately. Q: What does an agent's interest mean? A: This is a legal requirement when an agent is representing a property they have a link to. 17 West St is owned by the director of Ray White Rural Canberra | Yass | Murrumbateman. He is not involved with the sale as a listing agent, ensuring 100% transparency. Rates and Charges: • Yass Valley Council Rates: \$787 per quarter. • No body corporate or strata fees. Agent Interest