

**7 Corriedale Avenue, Murrumbateman, NSW, 2582**



**House For Sale**

Saturday, 5 October 2024

7 Corriedale Avenue, Murrumbateman, NSW, 2582

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 9**

**Type: House**



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## Space for the entire family, pets and toys...

Renovated from top to toe this outstanding property is sure to impress even the most fastidious of buyers. A brand new bitumen drive creates an estate feel leading you up to the main residence and further on to a self-contained studio and shed. At 7 Corriedale it's all about versatility with the main residence featuring 4 bedrooms, a freshly renovated kitchen and bathrooms, a north facing lounge, large family room with wood fire place plus an extra multi-purpose room which would be perfect for a gym, media room, rumpus room, home office or what ever your needs may be. An enormous undercover deck area is dedicated for entertaining with friends or perhaps soak in the spa under the vergola while the kids kick a footy on the expansive lawns. Park-like grounds are spread across a perfectly sized 8186sqm (2.02ac) block with private boundary plantings fully fenced. There's plenty of space for caravans, boats or machinery if needed.

Older kids, parents or guests will love the fully self-contained studio, separate from the main residence. This has been finished to a very high standard and would also suit those who operate a home-based business, located adjacent to the exceptional 21x9m shed which boasts an epoxy floor - perfect for showcasing cars and other toys.

Located in a quiet cul-de-sac position in the established Merryville Estate you are able to move in from day one without needing to stress about establishing gardens and shedding. Available now and ready to start enjoying immediately - book the extended family in for Christmas lunch and start enjoying the best that rural living has to offer at 7 Corriedale St, Murrumbateman.

- Extremely private solid brick home situated on 0.82ha (2.02 acres)
- Brand new kitchen and appliances, complete with new fridge, microwave and dishwasher
- Generous sized bedrooms all with built in robes and the main features a walk in robe and ensuite
- 3KW Solar unit on main home roof, ample water storage with 130,000 litres in total
- Enormous entertaining deck equipped with a TV outlet, 4 person spa and BBQ area complete with vergola (opening) roof over the spa
- Space for any pursuits with established veggie garden and orchard, chook house and room for a small paddock
- Located a short 5 minute drive into Murrumbateman village with its shops, schools, doctors and vet surgery
- Canberra is an easy 25 minute drive away

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.