

9 Barley Place, Murrumbateman, NSW 2582

WINDROSE

House For Sale

Tuesday, 12 December 2023

9 Barley Place, Murrumbateman, NSW 2582

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 6072 m2

Type: House



Sam McGregor

Auction

****This property will be sold by on-site auction before Christmas, with date and time to be confirmed****Luscious green laws, established gardens, a wrap around veranda, space for living - a place to call home. This picturesque country abode, set on one of Merryville estates premier streets, is nothing but absolute perfection. Welcome home, to 9 Barley Place, Murrumbateman. Perched high, and set privately, to the rear of the tightly held Merryville estate, this classic country home is filled with light, warmth and modern country charm. Set on 1.5 acres (approx.) of luscious green lawn and established gardens, this presents an amazing opportunity to cement your foothold in the booming rural lifestyle market in one of the best streets in the region. Forming the heart of the home is the expansive kitchen, overlooking the meals and living area, serviced by gas cooking, a large walk-in pantry with floor-to-ceiling storage and modern appliances. Presenting four bedrooms, including a segregated master suite (with walk in robe and ensuite), a large rumpus, family bathroom with separate water closet and laundry with rear access. All-seasons outdoor entertaining is catered for in the alfresco that adjoins the main living, with electric roller blinds providing the perfect transitional living space (with fans, gas outlet, and TV connection). Outdoors, the land has been usefully segmented and manicured into a two-tiered yard, with water and an array of tree's to provide shelter and ambience. Adjacent to the home is dual-double garage - with one side facilitating parking for two vehicles, and the other providing ample storage or parking for toys, with a rear roller door access. A 120,000ltr in-ground tank services the home, along with an entitlement to community non-potable water from the estates managed water scheme means water is in abundance. Council bin collection and NBN (fibre to the node and satellite available) mean country living has never been easier. Stunningly presented, modern homes on acreage holdings of this size do not often come to market in the Murrumbateman area and accordingly this home will find its new owners quickly. Contact Sam McGregor, MARQ Property Murrumbateman today, to discuss your interest.

House:

- Modern country-style home with, 4 bedrooms, 2 bathrooms multiple living rooms and 4 garage spaces.
- Expansive walk-in robe servicing master, all other bedrooms with built in robes
- Living areas flow seamlessly, presenting a meals and sitting area leading from the large, open plan kitchen; an oversized rumpus/living area or media room, facilitate an array of living arrangements
- Modern kitchen with high-end stainless appliances
- Slow combustion fireplace
- Ducted reverse cycle heating and cooling
- Insulation to ceiling and internal and external walls
- Two hot water systems
- Alfresco area with gas outlet, electric roller blinds, fans and TV connection.
- Double garage with automatic roller door; double shed with tall roof and front and rear access.
- 120,000ltr underground tank
- Ecovise aerated septic system
- Less than five minutes' drive to the current and growing amenity of Murrumbateman, including Post Office, • Chemist, Medical Centre, Childcare, IGA, Pub, Wineries and Bus stops to Canberra.
- Growing amenity in Murrumbateman at Fairley Square includes Cafes and Bakery, Boutique bottle shop, Real Estate Agency, lawyers and new Primary School.