

20 Jiparu Drive, Murrumbateman, NSW 2582

WINDROSE

Other For Sale

Thursday, 4 July 2024

20 Jiparu Drive, Murrumbateman, NSW 2582

Bedrooms: 5

Bathrooms: 3

Parkings: 4

Area: 1 m2

Type: Other



Kate Billson
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Graham Bush
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By Negotiation

Elegant, luxurious and simply stunning -Welcome home, to 20 Jiparu Drive, Murrumbateman.Set in the prestigious Jiparu Estate and just 17 minutes from the ACT border, this exquisite family home offers a rare opportunity to embrace refined living in the picturesque town of Murrumbateman. Spanning a generous 10,760m² block and surrounded by hundreds of Leighton Green conifers, this property ensures utmost privacy and an abundance of space. An impressive brick entrance, complete with custom-made gates and a beautifully lined driveway, warmly welcomes you into this stunning home.Designed to accommodate families of any size and stage of life, this north-facing home features five bedrooms, two bathrooms, multiple living areas, a spacious laundry, endless storage options and a large three-car garage with internal access. The open-plan layout centres around a stunning floor-to-ceiling brick fireplace and a provincial-inspired kitchen-a chef's dream with a 90cm induction cooktop, Sirius range hood, AEG oven, and dual dishwashers beneath sleek 40mm Caesarstone benchtops.The master wing offers a secluded retreat on the eastern side, complete with a luxurious ensuite with bath, impressive walk-in robe, and a custom-made feature window. At the home's opposite end, three additional bedrooms and a spacious, segregated rumpus room with a raked timber ceiling open to an expansive outdoor entertaining area equipped with a kitchen and fire pit-perfect for hosting gatherings and making cherished memories with family and friends.Every detail of this stunning property has been meticulously planned and crafted, from hidden features like the Hollywood-style attic with a pull-down ladder to the custom-crafted sculpture that stands as the centrepiece of the garden. Presenting the ideal setting for both lavish entertaining and peaceful family life, 20 Jiparu Drive offers unparalleled elegance and comfort. Coupled with only a 25-minute commute to the CBD, it perfectly melds the tranquility of country living with convenient city access.

At a Glance:

- 355sqm internal living
- 1.08Ha block
- Master suite with expansive walk-in-robe and ensuite with bath
- Four additional bedrooms, all with built-in-robos
- Three-car internal access garage
- Three living areas
- Expansive kitchen complete with high end finishes and an array storage options
- Storage/attic space accessible via pull-down ladder
- 22 kW Mitsubishi ducted reverse cycle heating and cooling system
- Chiminee Philippe fireplace
- 4 kW Solahart system (expandable to 6 kW with battery backup), 3 phase underground power
- Remote keypad solar gate opener and Termimesh perimeter and penetration system
- Landscaped with approximately 500 established trees and plants
- 135,000L water tank with Davey pump and Cilit filtration to the entire house
- Taylex aerated waste system
- Fully fenced block with rabbit-proof fencing
- \$5k custom-made steel garden sculpture

Location Highlights:

- Located in the serene and established Jiparu Estate, known for its privacy and tight-knit community atmosphere
- Located in the heart of the award-winning Yass Valley wine district
- Convenient access to school bus services to Canberra and Yass, perfect for families seeking connectivity to city centres
- 7-minute drive to amenities within Murrumbateman town centre including, IGA, petrol station, pub, doctor, pharmacy, childcare, gym and multiple cafés
- Located just 25 minutes from Canberra's northern areas, combining rural tranquility with city proximity.