

3 Cabernet Way, Murrumbateman, NSW 2582

Residential Land For Sale

Thursday, 11 July 2024

Elders

3 Cabernet Way, Murrumbateman, NSW 2582

Area: 6656 m²

Type: Residential Land



John Lennie

By Negotiation

Have you had enough of trying to squeeze your dreams onto a 400m²-500m² city postage stamp? So, why not move to the country? As a compelling argument, easy math proves you can fit around 7 average sized suburban blocks into 3 Cabernet Way's huge 3259m² building envelope alone! And that's only 50% of the total block area that you have to play with. Mildly contoured and in a prominent position within Stage 1 of Murrumbateman's recent, The Fields development, this astounding block not only provides you with the ideal base to add your dream home, but you can have the stables, colourful country gardens and orchards you've always wanted. The block's 65m frontage is perfect for an impressive eye-catching broad fronted visually creative home that you simply can't fit onto a tight & narrow city block. Similarly, it's superb 102m depth allows you to extend your home's layout back towards the north and fill up the internal living areas with radiant country sunshine. This ideal N/S aspect also permits you to follow the current era design trend of placing the bedrooms towards the cooler south. Yes, there's plenty of room to add a massive under-roof alfresco, swimming pool, gazebo gardens, big 4 bay shed or a set of stables with a couple of day yards. If you're looking for an extended family lifestyle setup, 3 Cabernet's zoning allows for dual-occupancies subject to council approval. Located a 3 minute drive away from the broadening social conveniences of Murrumbateman village you can fully immerse yourself in our privileged country lifestyle, and still enjoy a short 25 minute commute to the ACT. Essentially, this is your chance to plan and individually complete the stunning country property that you thoroughly deserve!

Property Technical Specifications

- Identifier: Freehold, Lot 109 DP 1268670 (The Fields), entry from McIntosh Cct., no time limit to build stipulations
- Block: ready to build on now, 6656m²/1.64ac south facing. The block is fully fenced, with steel post & wire with pet friendly steel net cover and has an attractive remote controlled powder coated steel entry gate. The contour ranges from level at the gate to a slight towards the rear. Non-potable water connection is available at the boundary. All prime structures/items (excluding water tanks/septic) must be contained within the designated building envelope
- Dual-Occupation: permitted with council approval
- Power: 3phase ready for connection at the boundary
- Non-potable water supply: ready for connection at the boundary, The Fields Communal Water Management Scheme -(proposed) bore water limited up to 300,000lt pa per allotment (reviewable/circumstance adjustable) of reticulated water for stock, garden & other outdoor recreational purposes – subject to ongoing service/management fee
- Potable/household water supply: buyer will need to install roof catchment rainwater tank/s as part of the property establishment with a minimum capacity of 110,000lt
- Sewerage: buyer will need to install bio-septic system as part of the property establishment
- Services (envisaged): FTTN, 5 day letter mail delivery to the front gate, weekly wheelie bin household waste collection, fortnightly wheelie bin recycle collection, 150m to kids school bus shelter
- Neighbourhood Services: 3-4mins to Fairley Early Childhood Service (full day care centre, school holiday programmes – hours 7am-6.30pm weekdays, Murrumbateman Early Childhood Centre Assoc. 3-5 year olds – hours 8am-4pm weekdays, & the newly opened primary school, Murrumbateman village & Fairley Square with their general store/service station, butcher, cafes, doctors & chemists, hairdressers & family inn
- The Fields development: -Murrumbateman's latest rural residential estate development currently consists of freehold title partially serviced properties, ranging in size from 5,800m² to 14,000m². The Fields allows its residents to develop that long-envisaged sustainable lifestyle, where they can establish orchards & vegetable gardens, plus run horses/large animals. Located just 42 minutes from Canberra's CBD means that each resident can enjoy the cultural/work mix of a thriving nearby city but escape to the country at the end each & every day. The Fields will provide its residents with a privileged country lifestyle; all backdropped with Murrumbateman's cool climate vineyards & set in undulating countryside. The Murrumbateman community is generally cosmopolitan, well educated & welcoming. Whilst still adhering to its country roots, Murrumbateman's dynamic growth is underpinned by many social fabric developments such the Barton Highway duplication to Canberra, many new service related businesses, & the recent opening of a new primary school just to name a few
- Location: 3 minutes to Murrumbateman village, 25 minutes to Canberra's northern areas, 16 minutes to Yass township
- Bonus location for horse people: 3 Cabernet Way is sited within easy non-floating riding distance of the Murrumbateman Common at the end of Greig Place- 4.04ha/10acres of public recreation ground that's ideal for horse riding & general non-mechanised activities
- Rates & Zoning: \$1,800pa approx., R2 (Low Density Residential)
- Property Viewing: 3 Cabernet Way is predominantly marked with Elders for sale signage & is fully viewable from its street frontage