

36 Malbec Drive, Murrumbateman, NSW 2582

Residential Land For Sale

Thursday, 4 July 2024

Elders

36 Malbec Drive, Murrumbateman, NSW 2582

Area: 1 m2

Type: Residential Land



John Lennie

By Negotiation

36 Malbec Drive is your chance to fully immerse yourself in a beautifully composed country lifestyle in one of Murrumbateman's best locations. This amazing 10,000m² block of land is only a few minutes drive from the expanding social conveniences of Murrumbateman village, and a short 25 minute commute to the ACT. Located on closed road in a discreet section of the recent The Fields development, you get to enjoy all the benefits of idyllic seclusion without being remote. With the block being zoned for dual occupation (with council approval), you could build a 2nd complementary residence for extended family members, or winery tripping weekend guests. Planning a new home to fit onto a big country block is a creative and fulfilling experience - don't miss your chance to live the dream! Space limitations that pop up when planning for small suburban plots simply don't exist on rural acreages; essentially you can design a larger home with endless living area orientation flexibilities, add a tennis court, swimming pool, plant orchards and build sheds. You don't even need to conform to a boring city suburban planning device that says you must have a cookie cutter home that looks like all the others in the street. So, it's time to free up your design talents with 36 Malbec Drive! The massive 3347m² building envelope allows you to build a grand home with huge open plan living areas to the north, and the bedrooms to the cooler south. Also, the building envelope's extended 59m frontage allows you to consider an impressive broad fronted home that can be an impossibility in the city due to the narrowness of the blocks. The outward design styles of your new home could include a sleek modern look with crisp minimalised grassed/garden surrounds, or a colonial farmstead appeal with wide enveloping verandahs set in fragrant country gardens. Elements of choice and personal expression are beautiful things. The block's gentle rolling contour and rich thick granite soils suit any style of property setup.

Property Technical Specifications

- Identifier: Lot 183 DP 1269930 in Stage 2 of The Fields development, with no time limit to build stipulations
- Block: Freehold title, 10000m²/2.47ac north facing with a contour ranging from level at the gate rising to the west. The Lot is accessed via a remote controlled powder coated steel gate & is fully boundary fenced with star picket/wire & covered with wire netting for small pet containment. All prime structures must be contained within the lot's building envelope which is displayed within the marketing contract
- Non-potable water supply: The Fields Communal Water Management Scheme -(proposed) bore water limited to 300,000lt pa per allotment (reviewable/circumstance adjustable) of reticulated bore water for stock, garden & outdoor recreational purposes – subject to ongoing TBA service/management fee
- Potable 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): fibre NBN, 5 days letter mail delivery to the front gate, weekly wheelie bin household waste collection, fortnightly wheelie bin recycle collection
- 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 estate:-Murrumbateman's latest rural residential estate development currently consists of freehold title partially serviced properties, ranging in size from 6,500m² 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 cosmopolitan, well educated & welcoming. Whilst still adhering to its country roots, Murrumbateman's dynamic growth is underpinned by many social fabric developments such as the Barton Highway duplication to Canberra, many new service related businesses, & 3 levels of early childhood schooling including a primary school
- Location: 4 minutes to Murrumbateman village, 26 minutes to Canberra's northern areas, 16 minutes to Yass township
- Rates & Zoning: \$1,800pa, R2 (Low Density Residential)
- Viewing: 36 Malbec Drive can be fully viewed from the road & is well marked with Elders for sale signage