

9 Belleview Drive, Murrumbateman, NSW 2582

Residential Land For Sale

Wednesday, 26 June 2024

Elders

9 Belleview Drive, Murrumbateman, NSW 2582

Area: 7 m2

Type: Residential Land



John Lennie

By Negotiation

Bellevue - New Premier Large Lot Sub-Division 9 Bellevue Drive just isn't an amazing block of land; it's your ticket to an immersive life experience. Set on rich grazing land that was initially part of the historic Jeir Station, the exclusive 18 Lot Bellevue development permits its residents to bond a scaled version of family country life to an already peaceful eco-thematic environment. Firstly, the eye-popping views from the block's building envelope over the bold arched rises of Big Hill are matchless. Amidst the near unspoilt topography, the only obvious sign of humanity is the occasional trailing of ochre tinted white dust kicked up by a sheep-laden stock truck bouncing along Dog Trap Road. The views over Big Hill ebb-off to the west down the valley towards the chalky blue Brindabellas that are fringed with a path low lying cloud that marks the winding course of the mighty Murrumbidgee River. These influential views will certainly dictate the essence of the home that you'll build. Big outdoor entertaining area and view windows plotted to the north facing rear, and bedrooms to the cooler south. The block itself is both beautiful, productive and packed with all the right rural credentials. Rectangular with a polite sweeping curve down to its rear boundary, its ideal for horses, other larger livestock types, plus orchards and a broad array of other northern aspect loving horticulture. The designated building envelope is large enough at 6000m²/1.5 acres for a larger home, sheds, stables, and the zoning permits dual occupancies with council approval. This makes the block an ideal candidate for an extended family purchase. The Bellevue development's practical set of planning standards include an excellent pressurised non-potable water supply and 3-phase power to the property boundary. Location wise, where else will you find a larger block of land within a 6 minute drive of Murrumbateman village with its array of shops, cafés, and services, and just 25 minutes of the ACT? Essentially, 9 Bellevue Drive is the stunning and exciting block of land that effectively marks a turning point in your life. Be quick, 9 Bellevue is ready to build on now!

Property Technical Specifications

- Identifier: Lot 13 DP 271478 in Bellevue with no time limit to build
- Bellevue Murrumbateman is a picturesque community title development consisting of 17 large residential Lots of land plus 1 community Lot that was part of the historic & richly productive Jeir Station. These larger than usual Lots are intended to blend a smaller-scale/manageable version of rural family living with the full enjoyment & preservation of the environment. The development's C4 Environmental Living (C4) zone is for land with special environmental or scenic values and accommodates low impact residential development. To protect & enhance each resident's lifestyle and capital investment, the Bellevue Community Association provides a list of sensible property establishment & ongoing by-laws, plus an organic in-motion 10 year capital works plan/fund designed for the maintenance/replacement of asset items & improvements
- 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 with its general store/service station, butcher, cafes, doctors & chemists, hairdressers & family inn, Fairley commercial centre with French style café & bakery, commercial gym & other service outlets
- Block: 7.03ha/17.37ac north facing with a contour range of level at the gate, mildly falling across the building envelope down to near level along the Dog Trap Road boundary. The block is 98% cleared but retains several mature shade eucalypts. There are no dams on the property
- Building envelope: 6000m²/1.5 acres, all prime structures need to be contained within the designated BE- Lot contour plan with BE specifications available from the agent
- Power: 3 phase available at the front boundary
- Potable water supply: buyer will need to install a rainwater storage tank/s as per the Yass Valley Council LEP 2014
- Non-potable water supply: Bellevue Water System metered supply delivered to each Lot from 2 bores via 2 storage/header tanks with total 340,000lt capacity. Available water allocations to each Lot/property may be decided by the Association based on seasonal or other conditions & be stored in a holding/header tank of no less than 45000lt capacity
- Sewerage: buyer will need to install a septic system as part of the property establishment
- Services (proposed): 5 days letter mail delivery to the front gate, wheelie bin household/recycle waste collection
- Internet: buyer will need to arrange connection to Sky Muster or Starlink
- Location: sealed closed road, short distance to local cellar door outlets/restaurants, 6min to Murrumbateman village, 26mins to Canberra's northern areas, 18mins to Yass township
- Bellevue Community Association levies: \$2,500-\$3,000 pa approx., - covers non-potable water supply, common area management, contributions to 10 year Capital Works Fund Plan etc.
- Rates & Zoning: \$1,596pa. approx., C4 (Environmental Living)