



## 18 Woodleigh Drive, MURRUMBATEMAN, NSW 2582

Approved Dual-Occupancy Block - Brilliant Living Choices - 4.176 acres

**1.62 hectares, 4.00 acres**

Yass Valley Council has just approved dual-occupancy approval on this fabulous property, effectively providing you with a set of exciting immediate and future occupation choices!

The permanent dual-occupancy means that you can live in this superbly appointed shed full-time or reside in it whilst you build a larger home without any governing timeline stipulations.

Essentially, you can elect to live in the shed, or use it as a springboard for additional residential development.

This sensational 1.69ha/4.18ac block is really a slice of Murrumbateman paradise that may not come up for sale again. Its ideal for horses, alpacas and kids.

The topography provides an elevated north-facing building site that overlooks the entire block.

The sensational near-new 21m x 7m shed is finished in Colorbond Shale Grey and divided into 3 sections for approved residential living and

**TYPE:** Sold

**INTERNET ID:** 21750263

**SALE DETAILS**

**\$700,000-\$750,000**

**CONTACT DETAILS**

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garaging/storage/utility/equestrian uptake.

The 63m<sup>2</sup> middle section now contains an amazing ready to move into 1-bedroom self-contained high-spec residence.

The just-completed residential section is divided into 3 sections:

- 31.5m<sup>2</sup> living area containing a superb country-style kitchen split-cycle air-conditioning with access to a north-facing verandah
- 19.25m<sup>2</sup> bedroom with ample space to add robes
- 12.25 high-spec bathroom/ensuite and laundry with stone vanity top and heated towel rail

The shed's living areas feature polished concrete floors, are fully Gyprock lined and have insulated walls and ceilings. The 2 main living areas are divided floor to ceiling with county-style V groove wall panelled walls and a stunning heavy sliding barn door.

Infrastructure wise there's a new 130,000lt rainwater tank and bio-septic system plumbed to the shed. These can easily be connected to a future home significantly reducing any future building on-costs.

Accompanying the sale of the block are a set of fully council approved plans to build 368m<sup>2</sup>/4bedroom home if you require them.

Essentially, this is a dynamic opportunity for anybody wanting to enter the small acreage section of the booming Murrumbateman property market, but still have the scope to add the home of your dreams whenever you want.

#### Property Technical Specifications - Block with Shed & Infrastructure

- Block Identifier: Lot 32 DP: 255065
- Block size: 1.69ha/4.176ac - mostly cleared, but retaining scattered mature gums
- Dual Occupancy: APPROVED & CONTINUING (no time limit on shed dual-occupancy)
  - the dual occupation permits you to reside in the superbly appointed shed on an on-going/permanent basis or
  - reside in the shed quarters whilst you build another dwelling (without council time stipulation)
  - there is also a council set of approved of plans to build a 4-bedroom home on this block too- these plans are available to interested buyers, but buyers are free to design & build their own home
- Shed: recently completed (council approved) in Colorbond Shale Grey on concrete pad with connected power- see attached diagram - 21m x 7m (primarily) with 2.1m enclosed extension to the equine bay & 2.1m wide covered rear verandah - termite protected
  - Section 1 description: storage/garaging: 8.5m x 7m with 2 x 2.5m high chain operated roller doors to the front with easy large vehicle access. Rear personnel access via a glass sliding door set & separated from Section 2 by a Colorbond wall
  - Section 2 description: self-contained 1-bedroom dwelling: 9m x 7m (63m<sup>2</sup>) - divided

into 1 x 31.5m<sup>2</sup> living area with kitchen, 1 x 19.25m<sup>2</sup> bedroom & 1 x 12.25m<sup>2</sup> wet room

- superb country-style kitchen with V groove cabinetry, hardwood timber bench-tops ceramic cooktop & dishwasher space
- 12.25m<sup>2</sup> wet room consisting of a high spec bathroom/WC & laundry with connected cold water/gas hot water
- 2 living areas separated by a V panel full height wall connected via a feature V panel heavy sliding barn door - the kitchen side has a newly installed split-cycle air-conditioning unit & is ideal as a living area - the bathroom side is ideal as the bedroom space & has a blend end-of wall site for a future WiRobe
- entry is via a front personnel door and rear glass sliding door set. This section is fully lined with Gyprock with square-set ceilings & fluro lights
- Section 3 description: equine or general use: 3.5m x 3.5m open fronted stable bay with rear door access to a 3.5m x 5.6m tack/feed room that has a rear roller door for bulk feed access.
- Hot water to shed: instant gas hot water
- Potable water supply: 130,000lt/28,596gall above ground rainwater tank harvesting from the shed roofline - a future home would also be plumbed into this tank
- Sewerage: large capacity bio-septic system with treated water distributed over the block - a future home/dual-occ dwelling would also be connected to this system
- Rates & Zoning: Yass Valley Council, \$1,287.56pa, RU5 (large lot residential)
  - Land Area 4.0000 acres













