



19 Vallencia Drive, MURRUMBATEMAN, NSW 2582

Mowbray in Vallencia

Mowbray combines a stylish home full of light and space with a stunning rural setting.

Located at the very end of a closed road in the prestigiously secluded Vallencia Country Estate, Mowbray exudes style and warmth!

Surrounded by beautifully established easy-care gardens, the 340m² 5 bedroom home is as pretty as a picture, and has as many family-practical features as you could possibly need.

Mowbray includes contemporary polished concrete floors, big dual-aspect central living area with full height windows that accentuate the views, beautifully appointed kitchen with its stone bench tops and stainless-steel appliances and overarching high ceilings.

The central living area is so flexibly designed that its completely up to you to decide what spaces you would allocate to any personal function. You can use any part of it a lounge area, 2nd sitting/reading space area, and dining room; you get to decide.

The fully segregated 68m² master bedroom suite is complete space indulgence too.

Styled into sections, there's the bedroom area itself, a stunning, spacious and luxurious ensuite, generous walk-in robe/dressing room and a parents' retreat area with door access to the front verandah's Brindabella ranges views.

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TYPE: Sold

INTERNET ID: 22497374

SALE DETAILS

\$1,175,000

CONTACT DETAILS

John Lennie
0407417783

The other large 4 bedrooms all have robes, lovely garden outlooks and share a separate section of the home with the family bathroom with toilet, separate guest amenities and walk-in linen closet.

Mowbray's 1 acre block is fully fenced, beautifully gardened and easy to maintain.

Importantly, Mowbray is just a mere 20 minute drive from Canberra's north, so it's an easy commute to the office each day.

Property Technical Specifications

- Residence: 270m2 of residential living area, 49.5m2 of covered verandah area, 20m2 of covered alfresco area, 77m2 of shed area encompassing a 7.2m2 cellar room/21m2 workshop/55.8m2 double garage area, total area under roof: 416.5m2/44.78sq

- Residential features:

Living areas

- two-way formal entry foyer
- spacious dual-aspect open plan central living space incorporating the stunning kitchen, living/games room, family & dining areas that lead out to the rear & very private alfresco
- polished & heated concrete floors throughout
- over-height ceilings

Kitchen

- granite bench tops, soft close cabinetry & large island bench
- 90cm stainless steel gas cooktop
- 2 ovens including a double wall oven & a 90cm under-counter
- top quality granite bench tops & soft-close cabinetry
- large walk-in pantry
- double-plumbed refrigerator cavity

Master bedroom suite - fully segregated with 68m2 in area (approx.)

- spacious bedroom area with sliding door access to the rear gardens dual-aspect natural
- 14m2 parents' retreat with sliding door access to the sheltered front verandah
- stunning new 8m2 ensuite with frameless shower & 40cm rain head shower head
- 8m2 walk-in robe with ample hanging & folding spaces

Secondary bedroom wing - including the family bathroom & walk-in linen closet

- 4 large bedrooms located along a separate wing of the home all with built-in robes
- excellent front-rear garden outlooks & heated polished concrete floors

Household general

- front-of-home shelter verandahs with views to the Brindabellas
- 2.7m high ceilings

- large laundry/mud room
- freshly painted home exteriors
- Climate control: hydronic in-slab multi-zoned heating across the home, 3 reverse-cycle air-conditioning units, Climate Comfort tinted windows
- Garaging: 2 secure car parks in forward garaging section of the 11m x 7m Colorbond shed which is attached to the home via a covered walkway. The shed is on a concrete pad & has a motorised 5.0m wide by 2.6m high clearance main access door - it also houses the 7.2m² thermal walled & bottle racked wine cellar and the property workshop
- Hot water: electric off-peak -newly replaced system
- Gardens: well-established gardens with feature ornamental trees/shrubs, citrus & other fruit trees, large raised vegetable/herb garden & chook run with water supply
- Potable water supply: 110,000lt/24,196gall in-ground concrete rainwater tank harvesting from the combined house & shed roofline
- Non-potable water supply: Vallencia Country Estate community title water supply plumbed to external taps
- Sewerage: Enviro-cycle bio-septic system
- Block: 1acre/4,018m² of fully fenced level land separated from neighbouring fence lines by estate common land walkways
- Council zoning & rates: Yass Valley Council \$1,478.31pa. zones R5
- Vallencia Country Estate community title fees: \$650.00 per quarter - covers community title non-potable water supply, access to the estate tennis court & maintenance of estate common areas/estate open pasture lands where you can graze one animal
 - Land Area 1 acre
 - Building Area: 416.00 square metres
 - Bedrooms: 5
 - Bathrooms: 2
 - Double garage









