



## 70 McIntosh Circuit, MURRUMBATEMAN, NSW 2582

### Spellbinding

Due to family circumstances, this property must sell

Are you a mid-century aficionado?

Capable of being annexed by our National Museum of Australia this is one of the best in-situ examples of our emancipating mid-1900's you will ever find. You are going to adore it

During the mid-latter phases of this exciting century home designs could range from the subdued brown-brick mission-brown project homes through to the more expressive with their elements of design bravado. The A-frame theme added an acceptably relaxed geometry to our stuffy architecture & provided a precursor to today's contemporaries.

Along with its many charms this is a flowing practical family home without wasted space.

The evocative A-frame section comes with soaring cedar paneled ceilings, apexed glass walls, spacious living areas & direct linkage to the rear alfresco deck & swimming pool. To physically top it off there's a 42m<sup>2</sup> loft area reached via a petite spiral staircase.

In addition to the A-frame living areas there's also a segregated 59m<sup>2</sup> family room wing

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**TYPE:** Sold

**INTERNET ID:** 22641579

**SALE DETAILS**

**By Negotiation**

**CONTACT DETAILS**

**John Lennie**  
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encompassing a 26m<sup>2</sup> living area with paneled cathedral ceilings, 2 large bedrooms with front garden access & a bathroom.

For the larger family group there's also a 2-bedroom self-contained 74m<sup>2</sup> studio located in the property's massive 254m<sup>2</sup> Besser block barn outbuilding. The studio is well appointed, very comfortable & well away from the main home.

Consisting of 4 acres of professionally gardened block the specimen-spread of mature trees qualifies as a national park. The sentinel tree is a 'Captain Cook' yellow box that was a sapling when he landed on our shores all those years ago.

The property's French-style barn provides you with 156m<sup>2</sup> of self-interpretable floor area that could accommodate 10 cars, and the attached skillion with house 2 cars end-on-end. The domestic garaging consists of a double mostly-enclosed garage with covered access to the home.

Essentially this is a one-of-a-kind property with a swirling era elegance.

#### Property Technical Specifications

- Main Residence: c1970's late, 5.8m<sup>2</sup> of covered arrival portico area, 162.02m<sup>2</sup> of lower level residential area, 41.6m<sup>2</sup> of upper mezzanine living area, 20.29m<sup>2</sup> of covered rear deck area, total area under roof: 229.981m<sup>2</sup> approx

- Shed Studio: 73.6m<sup>2</sup> approx

#### •MAIN RESIDENCE

- Residential features:

- nostalgic mid-century A-frame core (with added extension wings) construction

- spellbinding 59m<sup>2</sup> open plan A-frame glassed lower level living area incorporating the home's kitchen, dining & main living area with direct linkage to the rear alfresco deck.

- 41.6m<sup>2</sup> loft bedroom level connected to the lower level via a spiral staircase - features enchanting raked cedar ceilings, WiR & dual-aspect treetop views

- ideally preserved original light-filled kitchen with cedar cabinetry & Wi-pantry

- 26m<sup>2</sup> separate living/family room with cedar panelled walls/ceilings, separate bathroom/ensuite & linkage to the rear alfresco deck/gardens

- 3 double-sized bedrooms with robes, plus 1 bedroom/study

- Climate control: ducted gas heating & open fireplace

- Hot water: solar with electric booster

- Sewerage: bio-septic system

- Potable water supply: 3 x above ground tanks with a total 40,500lt capacity

- Garaging: double mostly enclosed garage/carport with covered access to the home

#### •SHED STUDIO

- Residential features:

- built 1987, solar passive interlocking Besser block construction

- 2 bedrooms with robes

- kitchen with Westinghouse fan-forced electric stove, pantry

-open plan living & dining area

-bathroom/laundry with WC

•Climate control: Coonara solid fuel combustion heater

•Potable water supply: 2 x above ground tanks with a total 36,000lt capacity

•Sewerage: septic tank with absorption trench

•PROPERTY FEATURES

•In-ground swimming pool: 10m kidney-shaped fibreglass

•Tennis court: clay surfaced, not fenced

•Sheds: sizes & capacities are approximate

-barn shed (minus residential studio): Besser block construction on concrete pad with H3.5m x W2.84 vehicle access door & high ceilings. 145m<sup>2</sup> of open floor area capable of taking around 10 cars. There's an integrated office/store area of 10.6m<sup>2</sup> with personnel door

-house shed: 14m x 9m with 9m x 3.1m skillion- covered walkway to home

-9m x 8m double garaging section- mostly enclosed with gravel floor

-9m x 6m utility section with wood heater & board floor

•Gardens: professionally (garden room) scoped during the 1970's

-commences with property entry centrepiece 'Captain Cook' tree- Yellow Box that was a mere seedling when Cook landed

-amazing cross-section of Australian native & ornamental trees & extensive productive orchard

•Non-potable water supply: on-property bore with submersible pump

• Block: 1.619ha/4acres of level to mildly undulating land

• Zoning & Rates:Freehold title, Yass Valley Council R5 Large Lot Residential,\$1,867.62pa

- Land Area 4 acres
- Bedrooms: 6
- Bathrooms: 3
- 14 car garage















