



11 Sylvia Street, MURRUMBATEMAN, NSW 2582

ARBORDALE

Arbordale is all about classic style!

Patterned on the inviting good looks of the East Coast USA Hampton's properties, Arbordale is a charismatic home set in an idyllic mix of canopied trees, green lawns and fronted by an azure blue swimming pool.

The 333m2 residence has 4 bedrooms, including a master suite with upgraded ensuite, Walk in Robe and French door access to a garden patio. Also, the family bathroom with its separate WC has also been completely upgraded to harmonise with the stylish persona of the home.

The main open plan kitchen, dining and living area is a statement in tactile elegance.

If you like a kitchen where the flavours are in the set-up as well as the food, you'll love this one.

Partitioned from the rest of the room by a large timber-topped island bench with its own wine fridge, the kitchen has stone bench tops, French cafe style white tile splash backs, a stainless steel gas cooker, Dublin sink and double-sized fridge nook. Yes, it's straight out of a country life magazine.

Again, the use of visual harmony cleverly knots the look and feel of the kitchen to the

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TYPE: Sold

INTERNET ID: 23292294

SALE DETAILS

\$1,420,000-\$1,500,000

CONTACT DETAILS

,
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rest of this wonderful living space via the use of brooding rustic timber floors, white beaded windows and paneled ceilings.

The lounge space has a centrepiece stone fireplace with a built-in wood heater, and you can pop out to the front alfresco area through a double set of doors.

If you like dining, there's plenty of space for a large formal setting, and 2 double sets of French doors lead out to the rear BBQ pergola.

The home also has a great home office with its own built-in electric fireplace, and a media room with wet bar storage space.

The alfresco is the perfect spot to sit back with a coffee and just take in the darting birdlife prepping their nests for the spring season, or just watch the kids enjoying the swimming pool.

As the name implies, Arbordale's superb 4.62ac block carries a serious count of beautiful trees, but there are also sheltered areas of open paddock space for you to keep ponies and other types of livestock. It's a private block without being secluded or remote, and there's scope to add equestrian infrastructure, more sheds, and with relevant approvals, a 2nd dwelling to the property.

Essentially, Arbordale is a delightfully expressive property with enormous depths of character and no shortage of practical family benefits.

Arbordale is unique.

Property Technical Specifications

- Residence: 215m² of residential living area, 35m² of covered front entertaining alfresco/patio, 83m² rear/side covered verandahs, total area under roof: 333m²/35.8sq (approximately)

- Residential features:

- 4 bedrooms including a master suite with upgraded ensuite, Wi-robe & French door access to a private open patio

- fully upgraded family bathroom with separate WC

- open plan Hampton's style kitchen with stainless steel gas cooktop/electric oven, large centre island with breakfast bar seating, stone bench tops, double bowl Dublin sink, large double door refrigerator with plumbed ice/water dispenser, wine refrigerator

- spacious open plan main living & dining area with in-built wood heater/fireplace, dual aspect double French doors leading out to a private rear patio from the dining & a covered 35m² front alfresco area overlooking the pool & secluded gardens

- thematic custom-built wainscoting throughout the residence

- rustic solid timber flooring in main living areas & kitchen

- family room with built-in bookshelves, hidden wet bar & includes a SONY 72" Smart television

- study with built-in electric fireplace/heater & 50" television

- laundry/mud room with direct access to backyard

- perimeter of home with covered verandah including large covered patio in front & rear with pergola

- Gardens: plenty of mature native trees, deciduous & flowering trees & evergreens for privacy. Neatly prepared front shrub/flower beds, superb plantings of mature

ornamental ground coverings. Manicured lawns surround residence & pool

- Orchard: established orchard featuring apple, pear, cherry, plum, apricot, quince, pistachio & pecan
- Swimming Pool: 4 x 10m salt chlorinated in-ground pool
- Climate control: 8 KW Split reverse cycle AC in main living area & combustible fire place
- Shed / Garaging: 6 x 7m powered garage on concrete slab plus additional Colorbond shed at rear of property. Chicken Coop, 2 x small wooden sheds for pool & garden equipment
- Hot water: instant gas
- Potable water supply: total storage 47,300lt via 2 above ground concrete tanks with 40,000 ltr reserve poly water tanks harvesting from the home's roofline
- Non-potable water supply: high pressure fully licensed bore to rear with taps distributed across the property, on-property dam
- Sewerage: concrete septic tank

Block: 1.868ha/4.62 acres of FREEHOLD level to mildly falling land sectioned into several paddocks

• zoning & Rates: Yass Valley Council \$1,955.00pa, zoned R5 (large lot residential). Dual Occupancy zoned

- Land Area 4.62 acres
- Building Area: 333.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage







