



1 Joan Street, MURRUMBATEMAN, NSW 2582

Brilliant 4 bedroom/242m2 Family Home – Stroll to Shops, School & Services

There's an absolute joy about moving into a superbly presented home where every detail has been thoughtfully taken care of.

Yes, 1 Joan Street is an ideal example of a country property that reflects a themed balance between delightful aesthetics and practical expression.

Located in Fairley Estate, just a short walk away from the original Murrumbateman village shops and Fairley Square's chic cosmopolitan outlets, this is your chance to move to the country without leaving the upbeat mod-cons of city living behind you.

With around 242m2 of dispersed living area under roof, 1 Joan Street provides you and your family with plenty of cleverly portioned space to stretch out and enjoy a group rumble session or sneak off to get that little bit of quiet personal out-time.

As you'd expect from a well-designed home, the 53m2 main living area was placed to capture the enhanced light, sun and air you get when living in the country. With its perfect NE aspect, the room lights up in the winter months, with the warming sunlight edging over most of the floor area.

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TYPE: For Sale

INTERNET ID: 300P154477

SALE DETAILS

By Negotiation

CONTACT DETAILS

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With all this space you have choices where to put a large dining table set, plus a few sofas to flop back into whilst you sip on a heady brew of your fav coffee. This space is all its enjoyable buoyant cross-seasonal atmosphere. No matter what time of the year, this is the place to be.

The modern kitchen's features include plenty of meal preparation and storage spaces, a fabulous 300x80cm black stone island/breakfast bench, quality inclusions and crisp white French Café style tiles as a splash-back. Nothing much beats the essential magic of black, white and stainless steel tones in a kitchen.

If you need even more space there's a media room where you can settle down with a good movie, or the room could be used as a formal dining room, kids' playroom, or work from home office.

All 4 of the home's spacious bedrooms have robes, with the master suite being fully segregated from the secondary bedrooms which share their own section of the home along with the family bathroom.

There's plenty of room on the 1,019m2 slightly elevated block of land to add a shed or swimming pool, and the well-planned gardens are a mix of tactile natural textures based on a water-wise easy care plan. The rear yard is fully enclosed for privacy, kids and pets.

Essentially, 1 Joan Street is a delightfully composed and smoothly presented family property.

Its presentation, distributed spaces and first-class location just 25 minutes from Canberra's north and a stroll away from the shops ticks every one of your buyer's needs boxes.

Whilst you can always add your own personal touches, it's an unpack and layback property.

Property Technical Specifications

•Residence: established 2018, 211.42m2 of residential living area, 19.27m2 of arrival portico, 11.73m2 of covered alfresco area, total area under roof: 242.42m2/26sq approximately

•Residential features:

-superbly presented/maintained modern home with a family friendly floorplan

-formal entry foyer

-4 spacious bedrooms with robes, including a fully segregated suite with beautifully appointed ensuite & 3.8m2 WiR

-separate secondary bedroom section with family bathroom & separate entrance- ideal for guest accommodation

-53m2 NE facing kitchen/dining/ family main living with connected 11m2 north facing covered alfresco

-fully appointed modern kitchen:

- ample soft close cabinetry, meal preparation & storage spaces
- walk-in-pantry
- 300x80cm stone topped island bench/breakfast bar
- induction cooktop
- quality Fisher & Paykel wall oven & dishwasher
- double sized fridge nook
- 18m2 media room- possible formal dining room, kids' playroom, home office or sitting room
- laundry room
- durable easy care manufactured floors to the main foot traffic areas, carpets in the bedrooms
- Climate Control: Panasonic ducted reverse cycle air-conditioning
- Garaging: double attached garage with internal access to the home, ample off-street/parking bay guests parking
- Hot water: electric, Rinnai Hotflo family capacity
- Gardens: fully landscaped water-saver gardens:
 - front/street vista gardens are easy care mulched garden beds planted with native shrubs and ornamental trees
 - rear gardens are an ideal mix of easily maintained native garden beds & hedging plants, with around 35% of the fully fenced rear area given over to irrigated open lawns
- Water Management:
 - 22,700lt above ground rainwater tank harvesting from the residence roofline & plumbed to specific internal residence & external taps/connections
 - Village water- plumbed to 2 internal residence taps/connections via a One Stop Plus, Filter Systems Australia chemical free filtration unit
- Block: 1,019m2 of level to mildly falling land with a fully enclosed rear yard- corner block with additional street side parking
- Location: Fairley Estate, Murrumbateman
 - 25 minutes to Canberra's northern areas
 - 12 minutes to Yass township
 - strolling distance (400m) to the Fairley Early Childhood Service, MECCA (Murrumbateman Early Childhood Centre Assoc. 3-5 year olds - hours 8am-4pm weekdays), café, bakery & well equipped gym
 - easy walk to both the Murrumbateman medical Health Hub & dentist surgery
 - Fairley Estate is adjacent to the original Murrumbateman village precinct with its

pre-school, service shops & cafes, family inn & service station, butcher & well-stocked convenience market & pharmacy

-surrounded by Murrumbateman's cool climate vineyards, excellent restaurants/cafes, nearby horse riding facilities & family recreation areas

•Services: NBN FTTH, 5-day letter mail delivery, wheelie bin household/recycle waste collection, school bus services to/from Canberra/Yass at the corner of Hercules/West or Rose Streets (400m), Canberra commuter bus service stop on the Barton Hwy in front of the Murrumbateman Inn, property connected to sewer

•Rates: Yass Valley Council, \$3,195.32pa

- Land Area 1,019.00 square metre
- Building Area: 242.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage







