



## 3 Clydesdale Close, MURRUMBATEMAN, NSW 2582

**Executive Level 290m2 Home - Approved Dual-Occupancy Studio – Panoramic Valley Views**

Historically, part of Sir Walter Merriman's Merino lambing paddocks, Clydesdale Close is a secluded closed road that tops a rich volcanic soil ridgeline.

Scenically positioned between lush open countryside and the Murrumbateman valley, the street's residents enjoy eye popping views!

3 Clydesdale itself is impressive property with a standout checklist of layered residential and lifestyle features. It's an accomplished property with dynamic depth and dimension.

Officially known as 3 & 3a Clydesdale Close you get 2 fully council approved dwellings with their associated inherent living flexibilities. This brilliant setup is ideal for an extended family, or as a leasing option.

Firstly, the 3 year old 290m2 executive level main residence is an absolute delight and comes with 4 bedrooms, including a fully segregated master suite, view packed 41m2 NE facing main living area with direct connection to the covered alfresco and sun patio, home theatre room, home office and an activities room/5th bedroom.

**TYPE:** For Sale

**INTERNET ID:** 300P182014

**SALE DETAILS**

**By Negotiation**

**CONTACT DETAILS**

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Designed to look amazing and perform for you, the a la mode kitchen delivers a broad array of practical features such as a massive stone topped island/breakfast bench, huge pantry, soft close cabinetry, plumbed double fridge nook, and an all-electric set of appliances that include a 90cm oven, electric cooktop and polished stainless-steel appliances.

The home's designer level finishes and inclusions breathe pure quality and reflect the most recent time-durable colours.

The separate 45m<sup>2</sup> studio provides you with a set of undeniable lifestyle choices and has 3 secure garaging spaces and trash/mailbox services. Well distanced from the home, it has its own driveway, Colorbond privacy partitioning fence and tons of outside entertaining/recreation areas. This discretionary space would be ideal for grandparents, an older child, or as a rental.

If you need garaging/parking spaces for cars and trailers, 3 Clydesdale is your solution, with 5 secure spaces distributed over both residences.

Whilst 3 Clydesdale's 8,328m<sup>2</sup> block is beautifully elevated and captures those famous panoramic views, it has a mild NE. contour that makes it easy to maintain.

The block is lifestyle-developed, with a 2000m house site section fully enclosed with Colorbond for pet/child safety, plus extensive landscaped sections for, orchards and veggie gardens.

Yes, there's still plenty of space left over for a swimming pool too.

Lastly, 3 Clydesdale is located just 125m away from the entry to an open recreation area where you can ride horses and take a paddock stroll to the dams to catch a few yabbies.

Essentially 3 Clydesdale Close is truly an executive level family property that was established on uncompromising thought and personal energies.

#### Property Technical Specifications

•3 Clydesdale, main residence: built 2022, 7.99m<sup>2</sup> covered arrival portico, 223.53m<sup>2</sup> of residential living area, 23.21m<sup>2</sup> of covered alfresco area, 35.33m<sup>2</sup> of attached garage area, total area under roof: 290.06m<sup>2</sup>

#### •Residential features:

-12.8m<sup>2</sup> entry foyer from covered portico

-40.68m<sup>2</sup> NE facing main family living area with stunning valley views â## includes kitchen, family/dining with direct connection to the covered alfresco & open sun/alfresco patio

-designer level kitchen

-2.9x.8 centrepiece stone benchtop & ample meal preparation/storage spaces

-large 4.9m<sup>2</sup> walk-in-pantry

-quality inclusions- 900mm electric cooker/range hood, built-in microwave, double dish

drawer dishwasher

-soft close cabinetry

4 spacious bedrooms:

-fully segregated 29m<sup>2</sup> master suit with luxury ensuite & WiR

-3 secondary bedrooms with robes located in a separate section of the home with the family bathroom/sep WC/walk-in-linen

-14m<sup>2</sup> home theatre with superb valley views

-9.8m<sup>2</sup> home office

-16.3m<sup>2</sup> children's activity/gym room

-superbly appointed family bathroom/WC

-large laundry with storage, plus 4m<sup>2</sup> Wi Linen Closet

-steel frame construction

-16Kw solar

•Climate control: ducted reverse cycle air-conditioning, distributed ceiling fans, double glazed windows/sliding doors, thermal blinds, Energy Rating EER 6.1

•Hot water: electric heat pump

•Garaging main residence: attached double garage with internal access to the home, ample adjacent to home guest parking

•Potable water supply- main residence: 120,000lt above ground rainwater tank

•3A Clydesdale, Dual-Occupancy: one bed council approved & built 2019,

-shared property entrance with split driveway approach

-45.4m<sup>2</sup> of total living area

-25.2m<sup>2</sup> open plan living area/22.7m<sup>2</sup> bedroom with ensuite/laundry

-fully equipped kitchen- electric cook top/range hood, dishwasher

-reverse cycle heating/cooling unit

-50,000lt rainwater tank, electric HWS

-71.83m<sup>2</sup> of tri-garage space- 1 electric/2 manual lift 230cm high doors, each bay 6.5m deep- approx.

•Property Gardens

-fully landscaped & retained

-20m<sup>2</sup> greenhouse fully irrigated with 25,000lt water tank

-raised veggie gardens fully irrigated

-irrigated orchid- 25+ fruit trees, stone fruit, apples, citrus

-established perimeter trees/hedges

-2000m2 Colorbond steel dog/cat/child proof fully fenced main residence yard

•Property non-potable/garden water supply: Merryville Estate (150,000lt pa allocation with metered seasonally adjusted to 250,000lt pa) for stock & garden purposes

•Property Sewerage- both residences: bio-septic waste treatment system 10+ persons

•Block: 8328m2/2.06ac of elevated, level to mildly contoured land

•Zoning & Rates: Yass Valley Council \$1,763pa, zoned R5 large lot residential

•Property services: 5 day letter mail delivery at the front gate for both 3 and 3A, weekly rubbish and fortnightly recycling collections, school bus services to/from Canberra/Yass on Merryville Drive 150m., NBN FTTN available

•Location: Merryville Estate, Murrumbateman, 4 mins to Murrumbateman village, 18 minutes to Yass township, 25 mins to Canberra's northern areas

- Land Area 2.06 acres
- Bedrooms: 5
- Bathrooms: 3
- 5 car garage















