



378 Hillview Drive, MURRUMBATEMAN, NSW 2582

Stunning Traditional Country Property – Productive 31 Acre Block – 5km to Village

12.55 hectares, 31.00 acres

Still known to the locals as Honeypot Farm, 378 Hillview Drive remains an endearing local landmark to all of us.

Originally famous for its herd of Belted Galloways, the cows always looked fat and happy swanning around in the belly high thick carpet of verdant pastures.

Located just 5km from Murrumbateman village and 25 minutes from Canberra's north, 378 Hillview Drive's location provides you with an easy commute to work and a chance immerse yourself in a broad array of farming activities.

Yes, this amazing property is about smartly scaled productivity and lifestyle choices.

Firstly, trying to find 31 acres of rich production country is almost impossible, but this amazing block can carry all types of stock. Whether you want to focus on horses, cattle, sheep, or cross-graze some of each, this beautiful block is for you.

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TYPE: For Sale

INTERNET ID: 300P183947

SALE DETAILS

By Negotiation

CONTACT DETAILS

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Currently sectioned into 8 paddocks, the block's size and quality dynamics means you can practice paddock rotations, plus set aside a paddock or 2 for hay production.

The block's water supply consists of 1 surface/stringline fed dam, plus a bore.

The property's infrastructure includes a 180m2 Colorbond farm shed which could also house your vehicle collection and caravan/trailer boat, a cattle race with crush ramp, and secondary Colorbond garage sized shed for additional parking or farm item storage. There's also smaller utility sheds and chook runs.

378's residential qualities also provide you with enormous flexibilities.

The very sweet 3 bedroom/142m2 cottage is a true charmer from its era. Relocated from Canberra in 2001, its 100% comfortable and softly reflects its time-context in many ways.

The kitchen is fully functional whilst retaining its thematic original era cabinetry. The bathroom was upgraded after the cottage was installed and is more that suited to the needs of a small family unit.

One of the cottage's features is the light-filled 23m2 north-facing lounge room with its views over the front gardens. With the entire northern wall consisting of a floor to ceiling window set, the winter sunlight cascades across the home. It's the perfect spot to flop back on a soft couch and sip on a hot cuppa.

For outdoor entertaining there's a 48m2 covered rear alfresco deck, and a 52m2 front-of-home sun deck with great garden outlooks.

In addition to the cottage there's a very handy 144m2 studio shed with broad array of segregated functional spaces for home office, gym set-up and other general recreation activities.

If you need even more space, the property's RU1 (Primary Production) zoning allows for another dwelling (STCA).

Essentially, 378 Hillview Drive will fulfill most people's vision of what a true country property should look and feel like.

Why start a productive property with a bare block when you can slip straight onto one with proven momentum?

Property Technical Specifications

- Cottage Residence: relocated 2001, 94m2 of living area, 48m2 of covered alfresco verandah area, total area under roof: 142m2/15.27sq approximately, plus 52m2 of open north-facing alfresco deck

- Residential features:

- traditional era timber cottage

- entry foyer

- open plan north-facing kitchen & lounge/dining with views over the front garden
- original well-appointed fully functional kitchen
- 3 bedrooms- 1 with BiR
- previously upgraded bathroom
- laundry
- timber floors
- hallway storage cupboards

- Climate control: Hitachi reverse cycle air-conditioning in the central living area

- Hot water: Rinnai, electric

- Solar power system: 11Kw to grid

- Studio shed: 12x12m approx.,
 - 34m2 main utility area with kitchenette & sliding door access to the rear gardens
 - 2 utility rooms with a total area of 41m2
 - 18m2 utility room with built-in storage, benches & external access
 - bathroom with shower & toilet- electric hot water
 - laundry with 2 storage areas
 - split cycle air-con unit in main utility area

- Garaging:
 - double carport studio annex- entry w3.42xh2.8m
 - minimum of 6 cars in the farm/machinery/hay shed, or a mix of cars, caravan/trailers depending on door clearance
 - ample on-site guest parking, with space for larger vehicle parking such as trucks, horse floats/campers/caravans

- Farm/machinery/hay shed:
 - 18x10m steel construction on concrete base with connected power
 - open front section entry w6.0xh2.8m ### garaging/hay storage
 - secure closed section manual roller door entry w4.97xh2.4m- general

- Shed: Colorbond single garage size with attached annex and adjacent to the property cattle/stock race/crush/loading ramp

- Gardens: formal entry driveway flanked by ornate mature mop-top trees, other well established tree dotted lawns, raised vegetable/herb gardens

- Potable/household water supply: above ground rainwater tanks with a cumulative capacity of 110,000lt/24,200gall

- Non-potable water supply: on-property bore, surface/string line fed dam

- Sewerage: shared bio-septic system for home & studio

- Block: 12.63ha/31.2ac of (freehold) level to mildly undulating sheltered land ideal for horses, cattle, sheep & alpacas- currently divided into 8 paddocks including the fully fenced house/driveway block

- Dual-occupancy potential: dual-occupancies permitted under R1 zoning (SCTA)

- Location: sealed road 5km from Murrumbateman village, 25 minutes to Canberra's northern areas, 20 minutes to Yass township

- Services: 3-day letter mail to the front gate, household/recycle waste to be taken to Murrumbateman tip, school bus services to/from Canberra/Yass in Murrumbateman village

- Rates & zoning: Yass Valley Council, RU1 (Primary Production), \$2,152.09pa
 - Land Area 12.545255 hectares
 - Building Area: 142.00 square metres
 - Bedrooms: 3
 - Bathrooms: 2

HOMESTEAD

Bedrooms	3
Bathrooms	2
House Area	142.00 square metres











