



16 Grenache Way, MURRUMBATEMAN, NSW 2582

Captured Brilliance – Superbly Created Home – 412m2 Under Roof

Inspired by the latest wave of creative building concepts, 16 Grenache Way is a home that exudes modern elegance.

The deep hues of the home's dark bricks provide a striking & sophisticated visual statement when paired with the ever-changing natural colours of the surrounding countryside.

Built to seamlessly blend the advanced design concepts of our day with the needs of family living, this stunning home's exciting pizzazz is partnered with daily practicalities.

A trip around the home delivers a panorama of creativity, spellbinding verticals and apparent quality.

The floorplan reflects a harmonious balance between a portioned sequence of personal spaces, and spacious open plan living.

With 412m2 under roof there's plenty of space for a larger family with kids, or an extended family with live-in grandparents.

The home's lifestyle hub is its 82m2 north-facing central living area which sweeps in the world class kitchen with its gigantic cascading stone waterfall island bench, butler's pantry and twin wall ovens. The adjacent family/living area has direct linkage to the first

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TYPE: For Sale

INTERNET ID: 300P184361

SALE DETAILS

By Negotiation

CONTACT DETAILS

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of two alfrescos for summer morning breakfasts. Filled with light, this amazing space is capped with 3.3m raised coffered ceilings and is just the place to sit back and dunk a crumbly Biscotti into your favourite smooth Italian brew.

If one family sized living area isn't enough there's a fully segregated 26m² guests or family lounge and the home's second north-facing alfresco.

This amazing home also comes with a 25m² home theatre with feature raised coffered ceilings, and a home office space that could be turned into a 5th bedroom or little person's nursery.

As you'd expect of a grand style of home, the bedroom composition and placement factors are flawless.

Firstly, the massive 60m² master suite is a lesson in cosmopolitan symbolism. Yes, it's an overwhelming immersive indulgence, but why not?

Fully segregated and with finishes that would eclipse a Knightsbridge hotel, this beautiful space features a bedroom area with a raised coffered ceiling, 19m² ensuite with a torrential rain head shower, free standing bath, and no less than 2 walk-in robes.

The segregated 31m² second bedroom with its designer ensuite and WiR is really another master suite and is the perfect solution to that extended family question.

By clever design, the 2 secondary bedrooms have been placed in a separate section of the home along with the family bathroom and separate WC.

All 3 secondary bedrooms have easy access to the second living area for entertainment & gatherings.

The property's 6,501m² block is nicely elevated, and there's ample opportunity to creatively landscape the property to enhance the expression of the home. Yes, there's plenty of space to add a shed, pool, or even a 2nd home.

Location wise, 16 Grenache Way is sited in The Fields development, within commuting distance of Canberra, and a few minutes to the rapidly broadening services at Murrumbateman village.

Essentially, 16 Grenache Way is a home that delivers exceeded expectations and accomplished brilliance.

Property Technical Specifications

•Residence Main Living: built 2023/24, 3.55m² covered arrival portico, 329.42m² of residential living area, 20.91m² of covered alfresco area 1, 15.54m² of covered alfresco area 2, 42.87m² of attached garage area, total area under roof: 412.29m²/44.33sq

•Residential features main living areas:

-82m² north-facing main/central family living area- includes the kitchen, family & dining with direct connection to 1 of 2 alfrescos

-26m² north-facing segregated guests' lounge with direct connection to a 2nd alfresco

World class kitchen:

-2.68x1.4m stone waterfall island bench with integrated soft-close cabinetry storage

-9m² butler's pantry- meal prep bench & storage

-Meile induction cooktop/hood

-Meile double wall ovens, microwave, dishwasher

4 spacious bedrooms

-60m2 master suite- 19m2 luxury level ensuite with rain head shower, dual WiR, 3.3m coffered ceiling bedroom

-31m2 2nd master suite-21m2 bedroom, designer bathroom, WiR

-2 secondary bedrooms with robes- adjacent to the family bathroom/sep WC/walk-in-linen

-25m2 home theatre with 3.3m raised coffered ceiling

-13m2 home office

-beautifully appointed family bathroom with separate WC

-large laundry with storage, plus 4m2 Wi linen closet

-steel frame construction

- Garaging: attached double garage with built-in 4kw/h Solax Power EV charger

- Climate control: dual zone ducted reverse cycle air-conditioning, double glazed windows/sliding doors

- Hot water: electric heat pump hot water system

- Potable/household water supply: 130,000 litre above ground steel tank harvesting from the home's roofline

- Non-potable/garden water supply: The Fields Communal Water Management Scheme

-(proposed) bore water limited up to 300,000lt pa per allotment (reviewable/circumstance adjustable) of reticulated water for stock, garden & other outdoor recreational purposes â## subject to ongoing service/management fee of approximately \$280pa

- Dual-occupancy opportunity: the R2 zoning of the property makes a 2nd dwelling under the same title a possibility, STCA.

- Sewerage: bio-septic waste treatment system

- Block: 6501m2/1.61ac of elevated, level to mildly contoured land

- Zoning & Rates: Yass Valley Council \$2,048.73pa, zoned R2 (low density residential)

- Property services: 5 day mail delivery, weekly rubbish & fortnightly recycling collections, school bus services to/from Canberra/Yass on McIntosh Cct., NBN FTTN available

- Neighbourhood Services: Primary school, preschool & childcare centers Murrumbateman village with general store/service station, butcher, cafes, doctors & chemist, hairdresser & family inn, Fairley Square service shops & cafes, & gym. Surrounded by Murrumbateman's cool climate vineyards, excellent restaurants/cafes, nearby horse riding facilities & family recreation areas

•Location: 4 mins to Murrumbateman village, 18 mins to Yass township, 25 mins to Canberra's north

- Land Area 6,501.00 square metres
- Building Area: 412.00 square metres
- Bedrooms: 4
- Bathrooms: 3
- Double garage









