



The Woods/1A Woods Close, MURRUMBATEMAN, NSW 2582

'The Woods' 36.72 Acre Block – 5 Minutes to Murrumbateman Village - 8 Bedrooms over 2 Residences

Forested properties come with an exhilarating sense of Australian, adventure and discovery.

Aussie native woodlands have a fabulous set of natural atmospherics that quite simply can't be found anywhere else on the planet.

You'll never see a burly echidna trundling across your path in London, or trees peppered with white cockatoos in Berlin.

Located just 25 minutes from Canberra and 4km from Murrumbateman village, 1a Woods Close not only provides you with a broad set residential flexibility, it's also secluded without being remote.

With a total of 8 bedrooms, 4 bathrooms and 17 covered car spaces distributed over its 2 dwellings this amazing tardis of a property suits a big extended family, or a large family looking to create income via a cottage lease option.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P184611

SALE DETAILS

By Negotiation

CONTACT DETAILS

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Firstly, the 352m² main residence comes with 5 bedrooms including a 45m² master bedroom with a large walk-in-robe and ensuite, 2 additional bathrooms and an 81m² open plan living area with direct connectivity to a massive 82m² covered alfresco deck with its views over the gardens and kids play area.

Additionally, there's another 55m² sunken TV lounge/sitting room that's an ideal segregated breakout zone for the kids.

The home's country kitchen features plenty of meal-prep space, storage and large walk-in-pantry.

Secondly, the 224m² cottage provides you with 3 bedrooms, an eat in kitchen and a 28m² living room with its own foot warming fireplace. The views over the forested block from the cottage's 75m² covered deck are superb. Whether it be during the early hours at dawn, or the stillness of sunset, this is the place to watch the resident mob of roos over a great coffee.

1a Woods also has a great array of sheds.

One of these is a nostalgic c.1950/60's relocated ex-schoolhouse that has a large school room area and 3 end rooms for the teachers where they would have dispensed both kind guidance, and a disciplinary 6 cuts of the best. It's a reflective experience mulling over how these walls once echoed to a chorus of Advance Australia Fair and God Save the Queen.

Whilst there's also an array of utility sheds including a barn, the 36x6m 6 bay farm shed takes pride of place. There's plenty of space for your trucks, caravan, boat and cars.

The Wood's magical 36.72 acre freehold block is all about privacy and adventure. With timbered blocks you let nature set the lifestyle course; you just fall into line with nature and enjoy yourself. There's room for walking, biking and horse riding, and it's also ideal Dorper grazing country if you want to graze a few sheep.

Yes, there's also enough cleared spaces to add stables and other equestrian/livestock infrastructure too.

To help you settle in, there's a list of farm maintenance items that stay with the property as inclusions to the sale.

Essentially, there's a lot happening at 1a Woods Close, but there's plenty of scope for you to add your own personal touches.

If you have a larger active family that enjoys being part of nature, 1a Woods Close is for you.

Property Technical Specifications

- Main Residence: established 1997, 270m² of residential living area, 82.6m² of covered alfresco deck total area under roof, 352m² approx.

- Main Residence Features:

- 81.2m² open plan main living area covering the kitchen, family, separate dining, with

direct access to the 82m2 covered alfresco deck & fenced front yard

-55m2 sunken TV lounge with upper sitting room

-19m2 kitchen gas burner cooktop, Bosch dishwasher, walk in pantry & ample meal preparation space

-5 bedrooms 2 with robes, including a 45m2 master suite with dressing room & new ensuite with separate WC

-study room/6th bedroom

-family bathroom and a laundry with shower & WC

•Main residence climate control: Daikin reverse cycle unit, Eureka wood heater

•Main residence hot water: Rinnai solar, electric

•1.3kW Solar

•Cottage Residence: 2.0m portico, 147m2 of residential area, 75m2 of covered alfresco deck, total area under roof, 224m2 approx.

•Cottage features:

-32m2 eat in kitchen/dining

-32m2 lounge room

-bathroom & WC

-3 bedrooms with robes

-75m2 covered alfresco deck

•Cottage climate control: Fujitsu reverse cycle air-con unit, Turbo 10 wood heater

•Cottage hot water: Bosch Solar, electric

•Property Garaging: total of 17 covered car spaces

-5 carport, main residence

-2 carport, cottage

-10 car minimum in the farm/machinery/hay shed, or a mix of cars, caravan/trailers

-ample on-site guest parking, with space for larger vehicle parking such as trucks, horse floats/campers/caravans

•Farm sheds:

-tack/tool shed

-36x6m 6 bay machine shed with bay entry heights ranging between 3.1-3.58m

-9x8m 3 door barn shed

-20x8m relocated ex-schoolhouse/storage hut

-8x3m single garage

•Sale inclusive farm maintenance equipment: please ask agent for a list

•Gardens:

-small orchard

-various Garden beds

-animal/chook Shed

•Potable/household water supply: above ground rainwater tanks with a cumulative capacity of 86,300lt approx.

-2 tanks total 55,500lt filtered into both residences

-1 tank 3300lt off barn roof

-1 tank 5000lt off schoolhouse

-1 holding tank 22,500lt- can be topped from other tanks

•Non-potable water supply: on-property bore (not plumbed/not operational), 2 surface collection dams

•Sewerage: shared bio-septic system for home & cottage

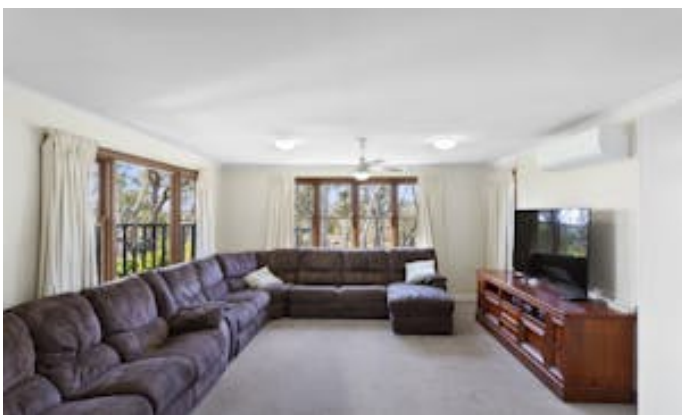
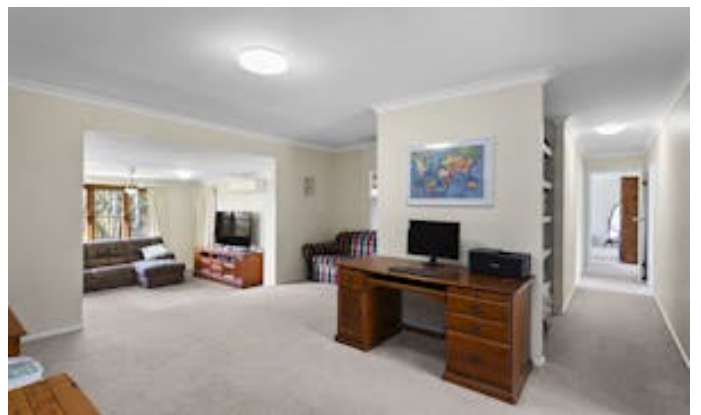
•Block: 14.86ha/36.72ac of (freehold) level to mildly undulating sheltered land- currently divided into six paddocks

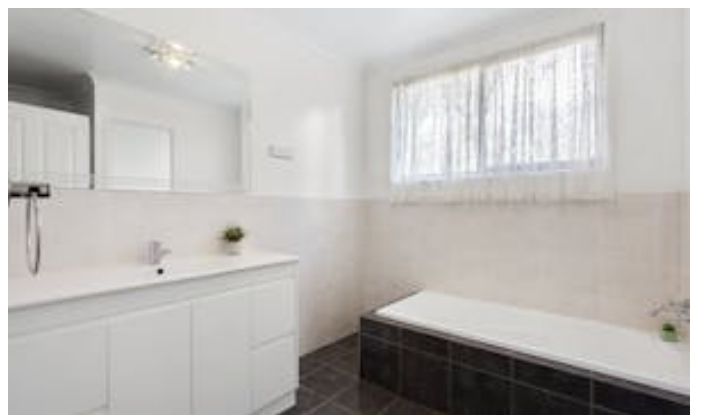
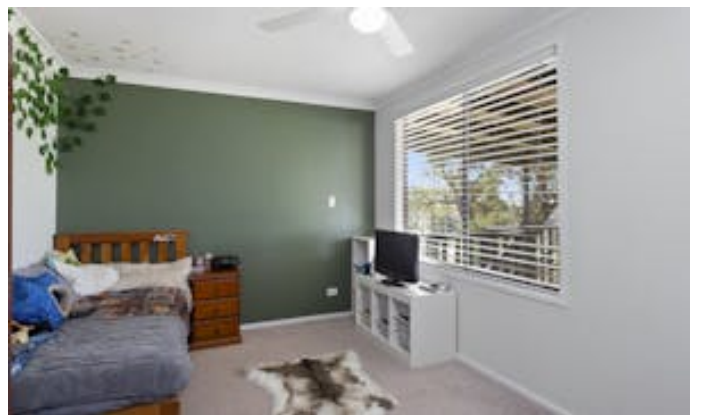
•Location: sealed road 4km from Murrumbateman village, 25 minutes to Canberra's northern areas, 20 minutes to Yass township

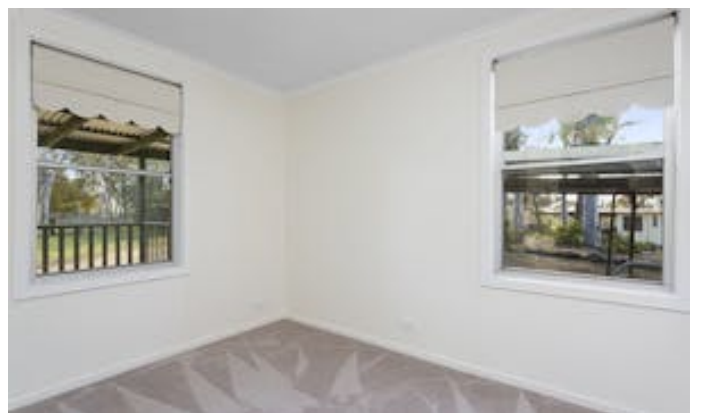
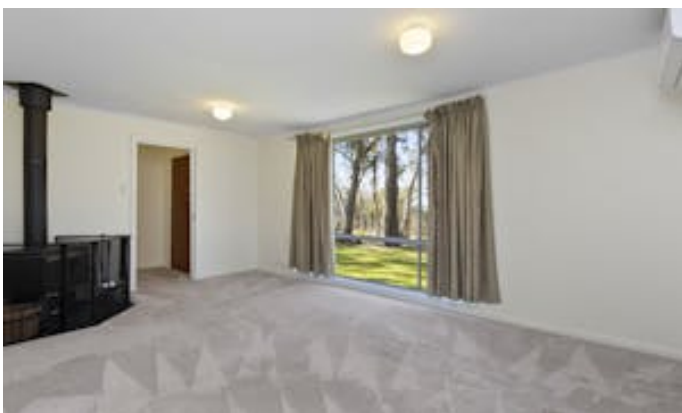
•Services: 3-day letter mail to the front gate, household waste weekly (2 bins) Recycle Fortnightly (2 bins), school bus services to/from Canberra/Yass opposite the property

•Rates & zoning: Yass Valley Council, C4 (Environmental Living), \$3,346pa

- Land Area 36.72 acres
- Bedrooms: 8
- Bathrooms: 4
- 10 car garage
- 7 car carport

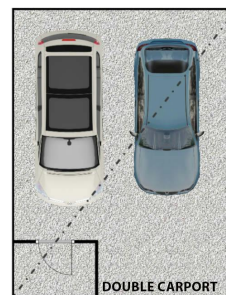
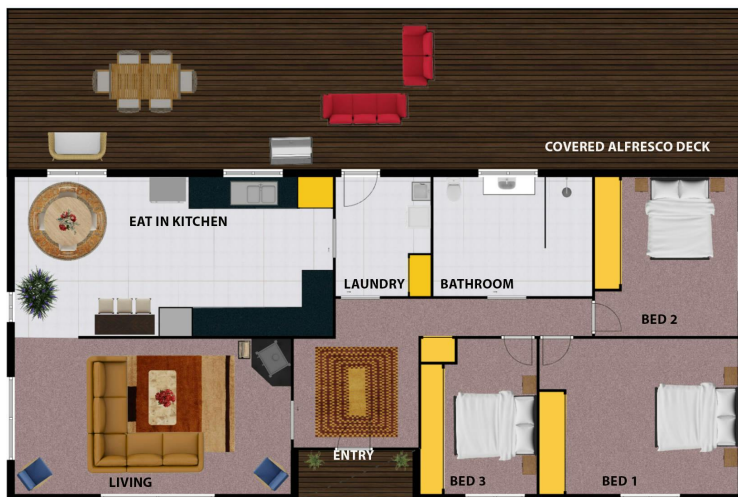








3 BEDROOM COTTAGE



5 BEDROOM HOME

