



## 22 Oak Grove, MURRUMBATEMAN, NSW 2582

Traditional 490m2 4 Bedroom Home – Massive 2,362m2 Serviced Village Block

Traditional country homes always come with an established look and feel of their very own.

Designed to capture the eye, the evocative balance of sheltering bull-nosed verandahs, earthy rumbled bricks and quintessential colonial perspectives never ceases to capture hearts.

Located in the prestigious Summerfield Rise at Murrumbateman residential development, 22 Oak Grove delivers all you could possibly want in a rural village property.

Importantly, with total of 490.2m2 under roof this amazing home has all the adaptive space required to take your large or extended family group well into the future.

Yes, when you combine a flexible floor plan with loads of space, it results in good ideas.

The homes 231m2 of residential living area provides you with 4 bedrooms, including a

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**TYPE:** For Sale

**INTERNET ID:** 300P186141

**SALE DETAILS**

**By Negotiation**

**CONTACT DETAILS**

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38m2 master suite, 3 secondary bedrooms with robes, and a combined 57m2 of living area distributed over the formal lounge/dining and family/sunroom.

If you want an original all electric country timber kitchen with loads of storage space, big walk-in pantry and 2 fridge/freezer nooks, you'll certainly like this one.

The huge 68m2 double garage could be used as a home workshop as there's already a double carport at the front of the home.

Alternatively, this big garage could be turned into additional residential space for use as a gym, games room, or extended family single bedroom studio apartment (STCA). There's ample space to add partitioned rooms a kitchen, bathroom/laundry and living area.

True to country form, the home has an amazing 193m2 of 2m wide wrap-around verandah space, plus a front and rear of home paved alfresco pergolas for warmer weather entertaining.

Easily maintained the massive 2362m2 block has room for a smaller dual-occ/studio building, swimming pool, shed and additional gardens. Big robust, elevated blocks of land play key role in the immersive country lifestyle experience, and this one has it all!

22 Oak Grove is a stroll away from the Murrumbateman village shops, caf  s and services, and the kids can walk to primary school each day.

Situ wise, Summerfield Rise is a premier recent edge-of-village development consisting of just 26 larger residential Lots that are connected to the mainstream village water and sewerage system.

Murrumbateman is a rapidly progressing residential, tourism and winery area that's envisaged to reach town size within the next 10 years. Murrumbateman is alive with fresh development and a median population age group of 49 years but still retains its captivating country appeals.

This forecast growth is underpinned by an expanding array of local services that include doctors, dentists, pharmacists and trades, making it an ideal destination for all age groups.

Essentially, 22 Oak Grove is an original Murrumbateman family property. Its brilliant level of original era presentation means that you can move in and enjoy it as it is or adapt it over time to suit your personal needs.

A fabulous property in a sensational location!

#### Property Technical Specifications

•Residence: 230.5m2 of residential living area, 192.8m2 of covered 2m wide wrap-around verandah area, 68m2 of garage area, total area under roof: 491.3m2/52.8sq

•Residential features:

-formal entry foyer

-4 bedrooms including a 38.25m2 master suite with ensuite & dressing area & 3 secondary bedrooms with robes

-era timber kitchen with Wi-Pantry & 2 fridge/freezer nooks, electric cooktop, wall oven & microwave

-16m2 family/sunroom

-41m2 formal lounge/dining room

-10m2 laundry/mud room with storage

-193m2 of wrap-around verandahs

-front & rear of home alfresco pergolas

-superbly built & presented home

-3-phase power

-double brick construction

-ducted vacuum

•Climate control: in-slab multiple zone/room controlled heating, split-cycle air-conditioning in the master bedroom & main living area

•Garaging: oversized 68m2 attached double garage plus double steel carport to the home's front

•Hot water: electric

•Gardens: well established garden beds, lawn areas & mature trees

•Sewerage: connected to village sewer system

•Potable water supply: 5000lt above ground poly rainwater tank harvesting off the homes roof line

•Non-potable water supply: Murrumbateman mains water

•Block: 2,362m2/0.58ac of mostly level land rising from the curbed street

•Zoning & Rates (envisaged): Yass Valley Council \$1,910pa, zoned RU5 (village)

•Services (envisaged): FTTN, 5 day letter mail delivery to the front gate, weekly wheelie bin household waste collection, fortnightly wheelie bin recycle collection, 1200m to school bus shelter for buses to/from Canberra/Yass

•Neighbourhood Services: walk to Fairley Early Childhood Service (full day care centre, school holiday programmes â## hours 7am-6.30pm weekdays, Murrumbateman Early Childhood Centre Assoc. 3-5 year olds â## hours 8am-4pm weekdays, & the recently opened primary school, Murrumbateman village & Fairley Square with their general store/service station, butcher, cafes, doctors & chemists, hairdressers & family inn

•Location: Summerfield Rise on the village western perimeter, 1 minute to Murrumbateman village, 26 minutes to Canberra's northern areas, 16 minutes to Yass

- Land Area 2,362.00 square metres
- Building Area: 490.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Double carport

















