



41 South Street, MURRUMBATEMAN, NSW 2582

Massive 1,965m² Residential Building Block – Dual Occupancy Potentials

1,965.00 square metres,

If you're looking for a sensational block of land to build your family home, or a builder searching for your next project, this beautiful 1,965m² block is for you.

Elevated with a near level contour, 41 South Street comes with a first-class location, plus connection to the Murrumbateman village water and sewer services.

There's plenty of space to add your dream home, meaningful shed, sparkling blue swimming pool and the effervescent country gardens you've always wanted.

The Lot's ideal north/south aspect provides you with a fabulous set of home design possibilities, including placing the internal living and external entertainment areas facing north, and the bedrooms facing the cooler south.

The flexible RU5 (village) zoning makes it ideal for dual-occupancy dwellings under the single or strata titles.

If you're a builder or private investor, the NSW Government Low Rise Housing Diversity Code could mean that this block may be used for a dual occupancy with strata title subdivision under Complying Development (CDC) approval, which is an alternate path

TYPE: For Sale

INTERNET ID: 300P186180

SALE DETAILS

By Negotiation

CONTACT DETAILS

John Lennie
0407 417 783

to the Development Application (DA) process.

Setting and location wise, 41 South Street is in the premier edge-of-village development, Summerfield Rise, which consists of just 26 residential sized Lots, and is within walking distance of the expanding array of shops, services and early years schooling/care services at Murrumbateman village.

Murrumbateman itself is a dynamic area, with a cosmopolitan median age population of 42 years. Its forecast to reach town size within the next 10 years, with much of the working population commuting to/from Canberra for work.

The area is renowned for its world class wine production, and there's many excellent restaurants and caf  s catering to the associated growth in tourism activity.

Essentially, whether you're looking for a large block to meet your family's new home needs, or a builder ready to invest in the Murrumbateman market, 41 South Street provides the options for you.

However, if you would prefer a smaller block of land, we do have other Lots available in the Summerfield Rise development too. These are also top quality Lots, and sized around 1,500m².

Please contact the listing agent, John Lennie, for more information.

Property Technical Specifications

- Lot identifier: 41 South Street, Murrumbateman â## Lot 26 DP 1310947
- Block detail: 1,965m²
- Time to build stipulations: none
- Services - available: FTTN broadband, 5 day letter mail delivery to the front gate, weekly wheelie bin household waste collection, fortnightly wheelie bin recycle collection, 200m to school bus shelter for buses to/from Canberra/Yass
- Water: connected to Murrumbateman village water supply, but buyers will need to install a minimum 5000lt rainwater catchment tank
- Sewage: connected to Murrumbateman sewage system
- Neighbourhood Services: 3-4mins 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 newly opened primary school, Murrumbateman village & Fairley Square with their general store/service station, butcher, cafes, doctors & chemists, hairdressers & family inn
- Estimated rates & council zoning: \$1,907pa approx., RU5 (village)
- Please note: buyers interested in dual-occupancy & strata title developments should make their own enquires with Yass Valley Council on 6226 1477, & your architect & certifier
- Land Area 1,965.00 square metre

