



## 12 Nirta Drive, MURRUMBATEMAN, NSW 2582

A journey to the extraordinary

After settling into their home 10 years ago, our vendors mapped out a visionary pathway towards providing them with a standout modern property.

Whilst they wanted to coax their home into our new era, a lot of the property's original country charms and core strengths were too good to leave behind, so they were retained and selectively strengthened.

Realising they had a brilliant array of starting point resources to commence with, they took their property on a generational changeover journey that's ended at uncompromised quality.

Nestled in a quiet leafy pocket of Murrumbateman, 12 Nirta Drive is a superbly upgraded 3-bedroom plus work from home office set in the finest true-to-form country gardens that you will ever see.

Brilliantly presented, the residence's sweeping gamut of upgrades included a dazzling and practical designer kitchen, glossy new bathrooms with floor to ceiling tiles, and an encompassing floor to ceiling broadbrush of modern inclusions and finishes.

**TYPE:** For Sale

**INTERNET ID:** 300P189509

### SALE DETAILS

**By Negotiation**

### CONTACT DETAILS

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They added 45m2 of wide alfresco verandahs that not only provide a flow-on internal living area effect, but also a sit and sip meeting point with the home and cloistered gardens. It's the perfect spot to hug a cuppa and be totally tucked away from the world behind the sheltering walls green hedges.

Other residential upgrades included a strong element of double glazing, plus a new double garage.

12 Nirta's gardens are a botanical sequence of themed textures, perspectives and patterns.

Deliberately crafted, the garden's blended mix of the nouveau-monastic, English Cotswolds and the traditional lush green lawned Aussie backyard are a complete delight. Wending paths shuffle through effervescent flower bed and soldierly rows of tasty, trellised apples that visually line up with each other perfectly.

Productive vegetable and herb gardens are offset by ornamental plantings of fragrant bouncy colours.

The mildly contoured 4.42 acre block is currently sectioned into 3 paddocks including the house block, and there's plenty of rear-of-block space to smaller paddock divisions/day yards and stables.

Yes, there's plenty of mature shade trees to spread a rug under for family picnics on a warm Sunday afternoons.

Under the property's zoning, a 2nd dwelling/dual occupancy is permissible, (STCA), and there's a 2nd property entry gate off Nirta Drive that could be used as a separate driveway access point.

With our warmer months upon us, a good outside water supply is an imperative. 12 Nirta has its own bore, plus a shared dam where you can catch a few yabbies for dinner and spot the resident Bunyip.

Essentially, 12 Nirta Drive is a superbly accomplished family property with an spell binding amount of bundled charisma.

As they say in the classics, the hard work has been done for you.

#### Property Technical Specifications

Â· Residence: built c.1986 with extensive progressive upgrades, 140m2 of residential living area, 45.18m2 of covered alfresco verandah area, total main residence: 185.18m2/19.9sq approx.

Â· Main Residence features:

- extensive home renovations/upgrades

Â# full rendering of external walls

Ã# stunning new kitchen featuring streamlined soft close cabinetry, 40mm stone waterfall benchtops with integrated under bench wine storage racks & hidden refrigerator nook, slimline double glazed garden view windows & quality electric cooker & oven

Ã# family/dining room with direct linkage to the alfresco garden verandahs

Ã# fully upgraded family bathroom, powder room/WC & ensuite

Ã# upgraded laundry room

Ã# substantial double glazing

Ã# 45m2 of added verandah/alfresco area

Ã# upgraded floor coverings, blinds/curtains, a complete re-paint of the home internally/externally, downlights added

- 3 bedrooms with robes, including a 25m2 segregated master suite with upgraded ensuite & WiR

- home office with built in storage & enclosed book shelving

Ã. Garaging: recently built double 6x7m double garage with automatic door & connected power

Ã. Climate control: reverse cycle air conditioner located in the family/ding area, slow-combustion fireplace located in the lounge room, distributed ceiling fans

Ã. Solar: 5.0kw (18 panels) with Solax inverter

Ã. Hot water: 315L ground-mounted system with 30-tube Solargain solar array and electric boost

Ã. Gardens:

- fully landscaped lawns & productive/ornamental gardens surrounding the residence

- beautifully multiple species established plantings throughout gardens adjacent paddocks

- Greenhouse- Grange 5 6000 - Green - 6.06L x 5.06W x 2.50H

- 40 cross-species fruit tree productive orchard

- 16-bed Birdies raised vegetable garden

Â· Property infrastructure: 11x6m Colorbond shed

Â· Potable water supply: 104,250-lt Rhino water tank with water gauge & leaf guard to all down-pipes.

Â· Non-potable water supply:

- on-property bore- plumbed to a 10,000lt poly header tank for onward feed via reticulation system across the property

- part surface area of dam stringline/seasonal creek

Â· Sewerage: septic tank linked to FujiClean bio-septic wastewater treatment system

Â· Dual-occupation: dual-occupancies are permitted under the zoning of this property (SCTA)

Â· Block: 1.789ha/4.42acres of level to mildly undulating land- ideal for horses, alpacas, sheep & orchards:

- 3 primary paddocks the fully fenced house block & 2 rear fenced paddocks for grazing

Â· Rates & zoning: Yass Valley Council \$2,2361.34pa, freehold R5 (large lot residential)

Â· Services: household/recycle waste wheelie bin collection, 5 day letter mail delivery, NBN fibre to node available, school bus services to/from Canberra/Yass on McIntosh Cct.

Â· Location: closed road location, 3 minutes to Murrumbateman village, 25 minutes from Canberra's northern areas, 14 minutes to Yass township

Â· Bonus to location: this property is just 800m from gate access to the Murrumbateman Common which provides 4.04ha/10acres of recreation ground that's ideal for horse riding & general non-mechanised activities

- Land Area 1.789 hectares
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 2









