



## 3 Grosvenor Close, MURRUMBATEMAN, NSW 2582

Premium 2.38acre Residential Block – First Class Jiparu Estate Location, Dual-Occupancy Potential

**9,639.00 square metres,**

Located in a quiet, elevated cul-de-sac of just 6 properties, 3 Grosvenor Close is a short 25 minute commute from Canberra and your sliding door moment to a fresh way of life.

Along with being a fabulous block of land, 3 Grosvenor is your opportunity to take an exciting step in a new direction!

With 2.38 acres of near level land to tinker with you can add the home of your dreams, super sheds, and equestrian infrastructure such as stables/arena.

If you've got a green thumb, the rich decomposed granite soils and community water supply have exactly what's needed to push along bumper productive orchards and country gardens.

Importantly, the block's ideal orientation and long northern boundary provide you with a strong set of solar passive building potentials.

**TYPE:** For Sale

**INTERNET ID:** 300P190413

**SALE DETAILS**

**By Negotiation**

**CONTACT DETAILS**

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These environmental strengths plus the sheer unconfined space allows you to build a massive rural-traditional or ultra contemporary home with its sun-soaked living areas facing the north, and the bedrooms towards the cooler south.

This extraordinary block allows you to completely focus on your design creativities without having to allow for tight boundaries.

With country living being about outdoor enjoyment, you could seamlessly link the internal living areas of your new home to a full acre of outside entertainment areas.

Why not connect a huge covered alfresco area to an Olympic sized swimming pool, spa cabana, and sensational gardens?

Design wise, you can forget about the city conformist cookie-cutter look-alike building codes. Yes, you can be more inspirational with your keynote architectural lines and building materials.

If you're mulling over setting up an extended family lifestyle, 3 Grosvenor's zoning allows for dual occupancies. Yes (STCA) you can build 2 dwellings on the property.

Being an elevated block, you get delightful glimpses of the hazy blue Brindabellas and Murrumbateman's domed Big Hill, but the block's mild contour makes it a breeze to whiz around on a ride-on mower for weekend maintenance.

Unlike many blocks, 3 Grosvenor has retained some of the original farmland trees that are natural magnets for all types of colourful, boisterous birdlife.

Along with Murrumbateman being a booming property area, established properties in Jiparu Estate are setting record local prices, with the quality and size of the new homes described as inspirational.

You'll be building in good capital value company.

Essentially, there's no need to flatpack your dreams at 3 Grosvenor, there's space for everyone and everything!

#### Property Technical Specifications

- Block Identifier: Lot 130 DP 270586, 3 Grosvenor Close (in Jiparu Estate) Murrumbateman,
- Time to build stipulations: none
- Block: 0.9639ha/2.38acres/9639m<sup>2</sup> of level to mildly contoured land falling to the south-east. The block is approximately 95% cleared of trees, with boundary conifers to the west & dispersed mature eucalypts mainly to the south
- Building line setbacks to building envelope (refer contract): 20m from the front/west boundary, 10m from the northern boundary, 10m from the southern boundary, 10m from the rear eastern boundary
- Dual occupancy: permitted under the property zoning, STCA
- Orientation: broad west facing road frontage with the north being open for solar-passive residential design. When standing at the property's front gate, the front boundary fence paths towards a few degrees to the NE
- Sale inclusive documents: optional plans for a dual occupancy dwelling & guest

house, plus the related Site & Soil Assessment report are available from the agent

- Connectable non-potable water supply: Jiparu Estate community water supply with an annual allocation of 400,000 litres into a mandatory (buyer installed) header tank for stock & garden purposes- available at the boundary,
- Optional non-potable water supply: groundwater (domestic/stock) access approval to drill a bore was granted to the owners in 2022 â## this drilling approval remains current, but no bore has been installed
- Connectable power at the boundary: single with 3phase option
- Zoning & Rates: Yass Valley Council \$2,120pa approx., zoned R5 (large lot residential)
- Services: 5 day letter mail delivery at the front gate, weekly rubbish, and fortnightly recycling collections, NBN fibre to the property boundary, school bus services to/from Canberra at bus shelter on Jiparu Drive 600m from the property gate
- Village Services: 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, general store/service station, butcher, cafes, veterinary surgery, doctors & chemists, hairdressers & family inn
- Community title fees: \$660pa approximately
- Location: Jiparu Estate on the Canberra side of Murrumbateman, 4.5km to Murrumbateman village via Scrubby Lane exit, 19 minutes to Yass township, 25 mins to Canberra's northern areas
  - Land Area 9,639.00 square metres



