



4 Suffolk Avenue, MURRUMBATEMAN, NSW 2582

Remarkable by Design – Award Winning Concepts

Synonyms for remarkable include extraordinary and exceptional.

Threaded together with complete quality, this captivating home was purposefully designed to look spellbinding from all angles.

Its evocative visuals range from American New England/Hamptons, UK Cotswolds through Scandinavian/French provincial, and all blended with the zesty twist of the resort-style entertainer.

In addition to its sublime good looks, the tactile infusion of differing industrial materials such as 1800's reclaimed timber posts, rusted steel factory beams, natural timbers and a wonderful herringbone pattern natural brick paved entry foyer that sets the introductory scene for your trip around the home.

The kitchen cabinetry is capped with 40mm thick stone bench tops and crafted to precise specifications to fit into its angular bay window housing.

TYPE: For Sale

INTERNET ID: 300P190428

SALE DETAILS

By Negotiation

CONTACT DETAILS

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John Lennie
0407 417 783

As functional as it is attractive, the kitchen comes with a custom built 6m2 butlers' pantry with lots of storage, a 90cm stainless steel cooker & rural-thematic Dublin sink.

The split-level lower floor features a large family meals/dining room with stacker door access to the alfresco with its sale-inclusive outdoor kitchen, the fully segregated 36m2 master bedroom suite with attached resort-style spa cabana, a sunken formal lounge room, the laundry/mud room with shower/toilet and the central living area with a fireplace for winter relaxation.

Beautifully scoped, the bespoke staircase leading to the upper level of the home is constructed of hardwood slabs, reclaimed posts and rustic beams.

The upper level's perfect layout was greatly influenced by its soaring 5m high peaked ceiling geometry and multi-aspect light sources.

Featuring 3 massive bedrooms, a spacious rumpus/living room, and the family bathroom there's an enormous amount of space for the kids to live, study and play in their own fairy tale loft area.

Alternatively, if you're looking for a home with extended family potential, you could consider adding a kitchen to the rumpus/living area, effectively making the upper level a completely segregated living area.

Also, the adjacent barn shed has a 30m2 residential mezzanine level that's ideal for teenager chill space, or a home business setup.

If you have a vehicle collection, the barn shed's lower level can house 6 cars, and a 3 phase power connected workshop.

Perfect for horses, alpacas and sheep, the 2.39ac block has room for a dual-occ/2nd dwelling (STCA), more sheds, stables and a swimming pool.

Essentially, this is your chance to discard the mundane and secure this truly remarkable executive family home.

When originally scoped, the designer unzipped a concepts-kitbag full of innovative award winning ideas.

Â· Winner of Colorbond Feature Home of the Year 2017

Â· HIA 2017 award finalist â## Country Home of the Year

Â· HIA 2017 award finalist â## Custom Built Home NSW

4 Suffolk Avenue isn't just a property; it's an expression of brilliant initiatives!

Property Technical Specifications

Â· Residence:

built 2016, 156.8m2 of lower level residential living area, 108.93m2 of upper level living area, 31.34m2 of covered alfresco area, 34.33m2 of covered front verandah/porch area, total area under roof: 331.4m2/34.56sq

Â· Garage loft room living mezzanine: 29.75m2/3.2sq

Â· Residential features:

- Lower Level

- formal entry foyer- feature herringbone pattern natural brick floor & custom cabinetry coat/hat/boot mud room lockers

- 36.3m2 lower level master suite with 6m2 ensuite & direct access to an 8-person resort-style heated spa

- custom designed professional level kitchen with soft close cabinetry, Dublin sink, 40mm stone bench tops, 900mm SMEG stainless steel freestanding gas cooker/oven

- 6m2 butlers' pantry- refrigerator/freezer storage area, custom fit cabinets/bench space

- spacious family meals/dining room with stacker door access to the covered alfresco deck- the pictured outdoor kitchen items are inclusive to this sale

- formal sunken lounge room

- 27m2 central living/family room area with built-in fan forced solid fuel heater

- laundry/mud room with shower & toilet

- 2.7m high coffered ceilings

- unique feature staircase leading to the upper level of the home â## a hardwood feature wall, exposed rusted â## beam, hardwood sleeper timber treads, reclaimed timber support posts â## under-stair storage

- Upper Level

- 3 over-sized bedrooms with double robe spaces & 5m peaked ceilings

- loft-style central living/rumpus room with 5m pitched ceilings

- study nook

- superb family bathroom with floor to ceiling tiles

- Residence â## General

- award winning design â## Colorbond clad & steel/timber frame construction

- covered front verandah/porch with the roof supported by 6 (1800'S era) reclaimed timber posts

- custom fit joinery in the kitchen, entrance foyer, laundry & master bedroom ensuite

- double glazing to home

- LED down lighting, double power points, data cabling & TV ports in bedrooms

- solar power, to grid-27 panel 8kw system

- 3 phase power to the home & shed

Â· Climate control: double glazing to the entire home (both levels), fan-forced solid fuel combustion heater located in the central lower living area, many distributed ceiling fans, thermal insulation to external wall/ceiling cavities

Â· Hot water: Rinnai instant gas

Â· Garaging: up to 6 cars â## 8.5m deep x 9.5m wide steel Colorbond barn shed on

concrete pad- connected 3 phase power

Â· Potable water supply: 3 x 30,000lt semi-in-ground poly tanks harvesting off the home & shed roof lines

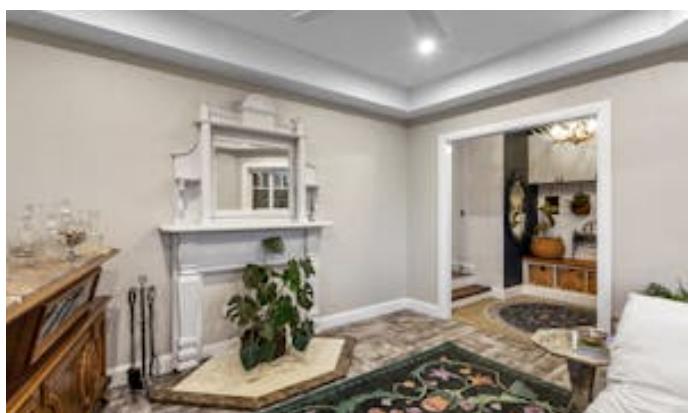
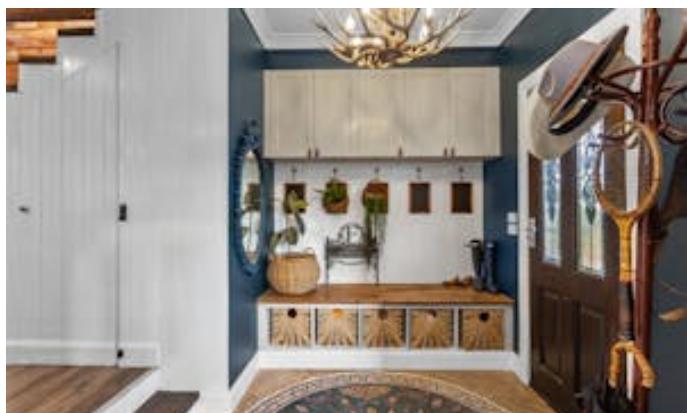
Â· Non-potable water supply: Merryville Estate community title water for stock/garden purposes

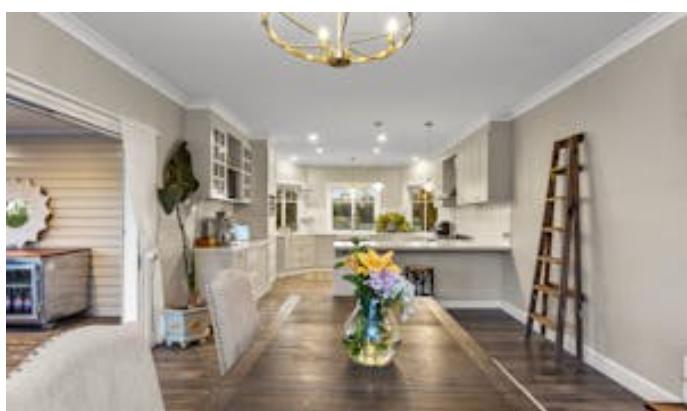
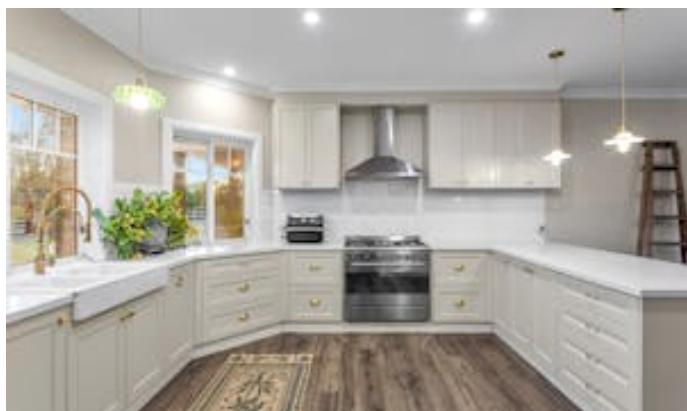
Â· Block: 9,654m²/2.39acres of mildly contoured land

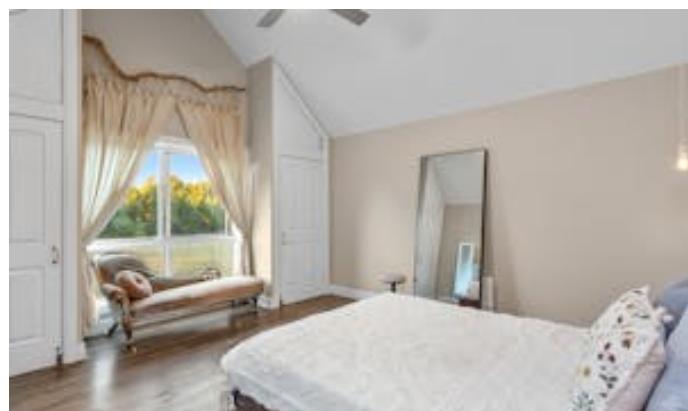
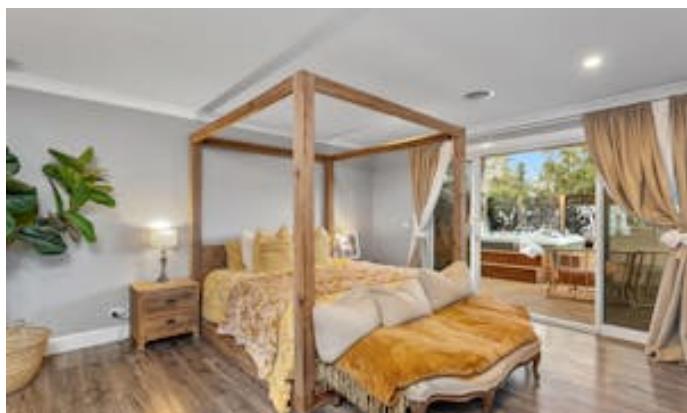
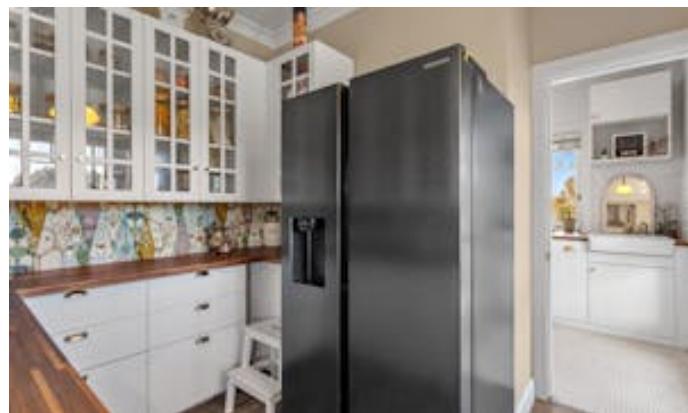
Â· Services: FTTN broadband street-available, school bus shelter stop servicing Canberra/Yass at the Merryville Dr./ Suffolk Ave. intersection (approx. 100m), 5 day letter mail delivery at front gate, wheelie bin household/recycle waste collection at front gate

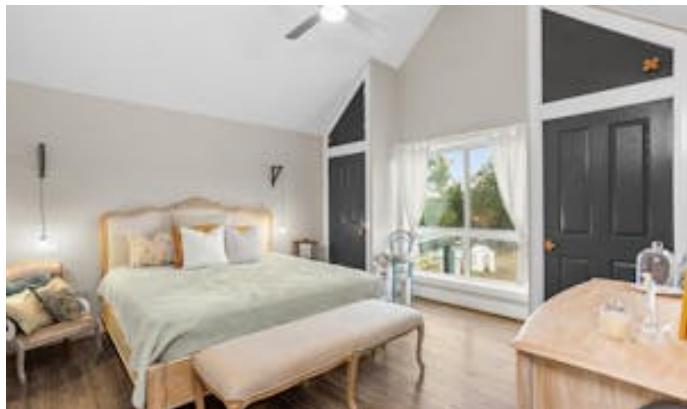
Â· Rates & zoning: Yass Valley Council, \$2,309pa, RU5 (large lot residential)

- Land Area 2.39 acres
- Bedrooms: 4
- Bathrooms: 3
- Car Parks: 6











Lower Level



Upper Level