



60 Jiparu Drive, MURRUMBATEMAN, NSW 2582

Every successful property development journey begins from the ground up.

1.97 hectares, 4.87 acres

Peerless 19,720m² Block with +13,300m² Building Envelope, Dual-Occupancy Potential

Mildly contoured from its broad road frontage, 60 Jiparu Drive provides you with ample space to add the massive home of your dreams, meaningful sheds, family tennis court, swimming pool and equestrian infrastructure that you've always wanted.

Importantly, with 60 Jiparu's massive building envelope being easement free, totally cleared of trees, and perfectly shaped you get that 100% of usable space factor that's so important when establishing a property.

All this available space is a bridge to future development too. Yes, it's always good to begin with a block that's suitable to grow in to, not out of.

This open space utility factor provides you with a flexible set of choices in where to

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TYPE: For Sale

INTERNET ID: 300P192323

SALE DETAILS

By Negotiation

CONTACT DETAILS

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jockey the residential and lifestyle elements of your property to best complement what you want to achieve.

Using a spatial comparison, you could neatly fit around 27 average sized suburban blocks into this gigantic building envelope alone; and it only takes up about 67% of the total block area.

Under the property's R5 zoning, 2nd dwellings are permitted (STCA) making the property an ideal candidate for an extended family purchase. Due to this expanded building envelope, adding 2 homes with a large degree of actual and visual separation should be an easy thing to do.

As you'd expect, the block's easy yet slightly elevated contour suits any architectural style of home.

From the evocative verandah-hugged country homestead, through to the geometric ultra-modern, any design would look great on this elegant sweeping block.

But, whatever the design you choose, you would need to capture the mesmerising views across to the hazy blue Brindabella Mountains, and Murrumbateman's iconic dome shaped, Big Hill.

60 Jiparu's long 124m rear northern boundary allows you to capture the sun in a big way.

You can place your outside entertaining areas to the secluded rear of the home, enjoy a solar passive design, and add more than enough panels for effective solar harvesting. You could capture convert and store solar energy on the property.

It's all good news for the avid gardeners amongst you too. 60 Jiparu's mix of rich ex-farmland decomposed granite soils and abundant estate/community managed water supply means that you can establish a magnificent ornamental garden and bumper productive orchard set-up that will keep you happy and eating fruit for years to come.

If its horses, the block is ideal for a stable block, day yards, turnout paddocks, sand arena, and any other infrastructure item you'd like to add.

Along with Murrumbateman being a booming property area, established properties in Jiparu Estate itself are achieving record local prices, with the quality and size of the new homes described as benchmark-setting and inspirational. You'll be building in good capital value company.

Essentially, there's no need to condense your creative visions at 60 Jiparu, as it provides you with each of the perfectly aligned ingredients of space, water and location you could ever want.

Property Technical Specifications

- Block Identifier: Lot 140 DP 270586, 60 Jiparu Drive (in Jiparu Estate) Murrumbateman,
- Time to build stipulations: none, but ready to build on now

- Block: 1.972ha/4.87acres/19720m² of level to mildly contoured land falling to the south-east. The block is 99% cleared of trees, with one mature eucalypt at the front & a part shelter line of trees/shrubs along the rear boundary. There are no trees within the 13,312m² (approx.) building envelope
- Boundary setbacks to building envelope (refer contract): 30m from the front/south boundary, 10m from the rear/northern boundary, 10m from the eastern/western boundaries
- Dual occupancy: permitted under the property zoning, (STCA)
- Orientation: south facing the road frontage with the rear facing north, making it ideal for a solar-passive home/s
- Sale-optional/negotiable item: 20' sea container for storage purposes only â## please discuss price or removal with the listing agent
- Connectable non-potable water supply: Jiparu Estate community water supply with an annual allocation of 400,000 litres into a mandatory (buyer to instal) header tank for stock & garden purposes- available at the boundary, with capped pipes also run to the rear of the block
- Connectable power at the boundary: single with 3phase option- 3-phase capable (conduit only) has already been run to the rear of the block
- Zoning & Rates: Yass Valley Council \$2,245pa, 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 at bus shelter on Jiparu Drive 50m 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
- Jiparu Estate community title fees: \$660pa approximately
- Location: Jiparu Estate on the Canberra side of Murrumbateman, 5km to Murrumbateman village via Scrubby Lane exit, 19 minutes to Yass township, 25 mins to Canberra's northern areas
- Land Area 1.9720 hectares



