



9 Jiparu Drive, MURRUMBATEMAN, NSW 2582

Stonehaven

Located in the ever-popular Jiparu Estate, just 20 minutes from Canberra's north, Stonehaven gives you an ideal mix of an easy commute to work, and an exclusive place to tuck yourself away on weekends with family and friends.

Stonehaven is a confidently composed echo of our true Australian way of life. It's a cleverly amalgamated property that bundles 2 homes, an indoor swimming pool, garage/workshop shed, and large block of land into 1 sensational lifestyle package.

Stonehaven's main 460m² 4-bedroom homestead with its textured stone block and corner quoin construction, enveloping bull-nosed verandahs and extended architectural perspectives is quintessentially country in both look and feel. It effectively captures the local rural spirit.

The home's long list of spatial features covers a massive 64m² open plan kitchen, dining and family/lounge room, 4 spacious bedrooms with robes including a fully segregated 30m² master suite, a home office or 5th bedroom, and a 30m² rumpus/living room.

All this available space creates uptake flexibilities, and the rumpus/living room could be used as the master bedroom's parents' retreat. This would give you a massive 60m² of master bedroom area.

TYPE: For Sale

INTERNET ID: 300P194102

SALE DETAILS

By Negotiation

CONTACT DETAILS

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The modern country-style kitchen has plenty of stone-topped meal preparation bench spaces, soft-close cabinetry storage spaces, and excellent appliances.

Stonehaven's fully detached 60m² stone block studio provides you with the perfect large family or future rental income solution.

Designed to visually harmonise with the main residence, its layout spans a kitchen/meals/living area, laundry/storage room, 18m² bedroom & ensuite, has its own house water tank, car parking pad, and is separately power metered from the main house if you ever choose a lease option.

If you're into aquatic fitness and poolside entertainment, there's a 16x6m Colorbond pool shed that houses a fantastic 12x3m heated lap pool and sauna. The pool is 1.4m deep and has easy access steps, making it ideal for any age group.

Stonehaven's magical 3-acre block is ideal for horses and other larger animals or extending the existing range of fruit trees. It's mostly cleared of trees except for a mini privacy forest along the front boundary. Interestingly, one of the larger trees is a Federation era beauty that would have been a reedy sapling back in 1901.

Garaging and weekend tinkering wise, Stonehaven's main residence has a whopping 60m² attached garage, and there's a 9m x 6m Colorbond double garage/workshop adjacent to the home and studio.

Essentially, Stonehaven is a superbly presented country property and the beginning of your new life story!

Property Technical Specifications

Main Residence: 230m² of living area, 170m² of verandah area, 60m² of attached garage area total area under roof: 460m² approx.

Self-contained studio/granny flat: 59m² of living area, 1m² of arrival portico, total area 60m²

Main residence features:

- evocative traditional homestead-style- solid textured sandstone block cladding on steel frame
- wrap- around bull nose verandahs with sandstone block paving
- 11m² formal entry foyer, with adjacent home office/5th bedroom
- 4 spacious bedrooms including a fully segregated 30m² master suite with walk-thru robe & ensuite
- 3 secondary bedrooms with robes- share a segregated section of the home with the family bathroom
- 30m² parent's retreat/rumpus room adjacent to the master bedroom
- 64m² open-plan family living/entertaining area
- superbly equipped country-style kitchen
- gas cooktop, electric oven, Caesarstone benchtops, glass splash-backs, ample meal preparation & soft-close storage spaces
- solid, satin polished timber flooring
- 3-phase power connection is available
- picturesque outlook over dam & mature eucalyptus trees

Studio residence features:

- fully council approved-separately power metered
- solid textured sandstone/quoin cladding on steel frame
- quality appointments/inclusions
- living area/kitchen with electric cooktop & ample storage
- spacious bedroom- ensuite/BiR
- 6m² laundry/storage room
- easy care ceramic flooring
- sealed car parking space

Solar power system: property powered by 27 rooftop solar panels (5.4 kw) supported by grid as needed

Climate control:

- main residence: reverse cycle aircon to main living area, evaporative cooling, two-zoned ducted gas heating
- studio: reverse cycle aircon in living area & bedroom

Garaging: secure parking for up to 4 cars

- 2 cars in 60m² attached garage- internal access to the home
- 2 cars in Colorbond 9m x 6m double garage (2.7x2.4m door)- concrete slab, power

Fitness/lap pool & sauna house - 16m x 6m Colorbond- adjacent to the home:

- 12m x 3m indoor heated saltwater pool
- 2-person traditional sauna

Hot water:

- Main residence: gas
- Studio: stored electric hot water system

Portable water supply:

- Main residence: 220,000lt in-ground concrete rainwater tank
- Studio: 5,000lt above ground rainwater tank

Non-portable water supply: Jiparu Estate community title water supply (300,000lt pa) plumbed to a 20,000lt header tank for distribution to gardens via 7 outdoor taps, on-property dam

Sewerage: shared bio-septic system

Block:

- 1.213ha/2.997ac of level to mildly undulating land ideal for horses, sheep, & alpacas
- mostly timber cleared with a sheltering stand of dam-side mature eucalyptus trees to the front of the block, orchard of producing pear, apple, peach, plum, fig, jujube, chestnut, apricot,

- large rear lockable paddock with storage shed & chook pen

Location: Jiparu Estate, 17 mins to ACT border, 25 mins to Canberra's northern areas, 16 mins to Yass town, 4 mins to Murrumbateman village

Services: broadband FTTN connected, 5-day letter mail delivery & household/recycle wheelie bin waste collection to the front gate, school bus shelters to/from Canberra/Yass 200m from gate

Rate & zoning: Yass Valley Council, R5 (large lot residential, \$2,436 per annum)

Jiparu Estate community title: \$740 per annum approx. (covers non-potable water supply etc).

- Land Area 1.213 hectares
- Building Area: 460.00 square metres
- Bedrooms: 5
- Bathrooms: 3
- 4 car garage









