



## 1 Parklands Avenue, MURRUMBATEMAN, NSW 2582

Parklands by Name – Parklands by Nature

**1.08 hectares, 2.67 acres**

Near level, with a mild north-east contour 1 Parklands Avenue provides you with a beautiful parkland setting to add the big new home, sheds stables that you've always wanted.

Along with this superb 10,810m<sup>2</sup> block of land coming with plenty of open development spaces, some of the existing native trees easily pre-date our country's Federation era in 1901.

If you're moving out of a compressed suburban environment and you've never experienced the property design and layout freedoms associated with country blocks of land, you'll immediately know you're commencing a new and exciting way of life.

1 Parklands comes with a fabulous 2,480m<sup>2</sup> (approx.) building envelope, which is about the area of 5 city blocks of land. Instead of condensing your visions, all this space provides you with a fulfilling array of spatial choices in where to place the residential and lifestyle elements of your property to best complement what you want to achieve.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 300P196922

**SALE DETAILS**

**By Negotiation**

**CONTACT DETAILS**

**John Lennie**  
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The building envelope's extended 70m long eastern boundary, and 40m north facing rear provided you with exciting options on where to place your internal and external lifestyle areas and add solar panels to effectively snare the sun.

As you'd expect, the block's easy contour suits any architectural style of home. Whether it's the mellow country homestead look, or the visually precise ultra-modern, any design would look perfect on this block.

Under the property's R5 zoning, 2nd dwellings are permitted (STCA), making the block an ideal candidate for an extended family purchase. There's ample space to simultaneously build 2 homes or leave enough space to add the 2nd dwelling when the timing best suits you.

1 Parklands' mix of dynamic farmland soils and abundant estate/community managed water supply means that you can establish the magnificent productive and ornamental gardens that you've only dreamed of.

1 Parklands is a well-sited corner block in closed road section of Jiparu Estate, so you get fabulous access with no through traffic.

In addition to Murrumbateman being a booming property area, properties in Jiparu Estate itself are achieving record local prices, with the quality and size of the new homes described as benchmark-setting and lifestyle-inspirational.

Essentially, 1 Parklands is an immersive block of land. It's so easy just to chill, watch the sun dip over the horizon, and listen to the gala performance of chattering birds roosting in the ancient trees.

Yes, 1 Parklands provides each of the answers to your life next-step questions.

#### Property Technical Specifications;

- Block Identifier: Lot 81 DP 270586, 1 Parklands Avenue (in Jiparu Estate) Murrumbateman,
- Time to build stipulations: none & ready to build on now
- Block: 1.081ha/42,67acres/10810m<sup>2</sup> of level to mildly contoured land falling to the north-east. The block is 92% cleared of trees, with several mature eucalypt distributed across the block
- Boundary setbacks to building envelope (refer to contract): 20m from the front/south boundary, 20m from the rear/north boundary, 22m from the west boundary, 46.7m from the east boundary (approx.), 2,480m<sup>2</sup> building envelope area (approximately)
- 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
- Connectable non-potable water supply at the boundary: Jiparu Estate community water supply with an annual allocation of 400,000 litres into a mandatory (buyer to install) header tank for stock & garden purposes- available at the boundary
- Connectable power at the boundary: single with 3phase option
- Zoning & Rates: Yass Valley Council \$1,889.57pa., zoned R5 (large lot residential)

- Property Services: 5 day letter mail delivery at the front gate, weekly rubbish, and fortnightly recycling collections, NBN fibre to the property boundary, school bus service at bus shelters on Jiparu Drive
- Murrumbateman 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: closed road in Jiparu Estate on the Canberra side of Murrumbateman, 5mins to Murrumbateman village, 19 minutes to Yass township, 25 mins to Canberra's northern areas
  - Land Area 1.081 hectares

