



49 Jiparu Drive, MURRUMBATEMAN, NSW 2582

Exceptional 2.644 acre Residential Block – Large Building Envelope – Stunning Outlooks

1.07 hectares, 2.64 acres

Near level, with a mild southern fall, 49 Jiparu Drive equips you with an enormous amount of space to add one or even two new homes, along with the sheds and stables that you've always wanted.

Located in one of Murrumbateman's most sought after estates, 49 Jiparu Drive comes with a large and perfectly shaped 4,211m² (approx.) building envelope. This space factor provides you with the flexibilities to site the residential and lifestyle elements of your property in the best spots to achieve your aims. Yes, you get to place your home, entertaining areas and sheds exactly where you want them.

Whether it's the sleek glassed contemporary, through to the warming traditional, any architectural style will look at home on this beautiful block of land.

TYPE: For Sale

INTERNET ID: 300P197646

SALE DETAILS

By Negotiation

CONTACT DETAILS

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Unlike with regimented urban streetscapes, 49 Jiparu gives you the opportunity to add the textures, colours and other visual influences, allowing you to add a spell binding individual flair to your design.

One advantage 49 Jiparu Drive has over other blocks is its adjacent position next to the Jiparu Estate residents' community land with its outlooks over the original farmland dams. By adding a gate in the rear fence, you'll get direct access to this open wonderland to enjoy the added free space and even indulge in a spot of yabbing.

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

49 Jiparu's mix of farmland soils and managed estate/community water supply allows you to establish the thriving productive and ornamental gardens that you've dreamed of.

Murrumbateman's diverse property market continues to experience strong growth, with properties in Jiparu Estate achieving record local prices. The estate's properties are both benchmark-setting and lifestyle-inspirational.

Essentially, 49 Jiparu Drive is a standout block of land.

It not only gives you an enviable blue chip address but opens the door to a new and refreshing way of life amongst Murrumbateman's world class vineyards, eateries and uncluttered open spaces.

Property Technical Specifications

Â· Block Identifier: Lot 108 DP 270586, 49 Jiparu Drive (in Jiparu Estate)
Murrumbateman

Â· Time to build stipulations: none & ready to build on now

Â· Block: 1.07ha | 2.644acres | 10700m² of level to mildly contoured land falling to the south. The block is 100% cleared of trees

Â· Boundary setbacks to building envelope (refer to contract): 20m from the front/NE boundary, 20m from the rear/south boundary, 20m from the west boundary, 10m from the east boundary (approx.), 4,211m² building envelope area (approximately)

Â· Dual occupancy: permitted under the property zoning, (STCA)

Â· Orientation: NE facing the road frontage, making it ideal for a solar-passive home/s

Â· Connectable non-potable water supply at the boundary: Jiparu Estate community water supply with an annual allocation of 400,000 liters into a mandatory (buyer to install) header tank for stock & garden purposes- available at the boundary

Â· Connectable power at the boundary: single with 3phase option

Â· Zoning & Rates: Yass Valley Council \$1,889.57pa., zoned R5 (large lot residential)

Â· Property Services: 5 day letter mail delivery at the front gate, weekly rubbish, and fortnightly recycling collections, NBN fiber to the property boundary, school bus service at bus shelters on Jiparu Drive- 200m

Â· 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 years old â## hours 8am-4pm weekdays, & the newly opened primary school, general store/service station, butcher, cafes, veterinary surgery, doctors & chemists, hairdressers & family inn

Â· Jiparu Estate community title fees: \$660pa approximately

Â· Location: 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 1.07 hectares

