

14 Grevillea Close, Murrumbateman, NSW 2582

WINDROSE

Acreage For Sale

Wednesday, 8 January 2025

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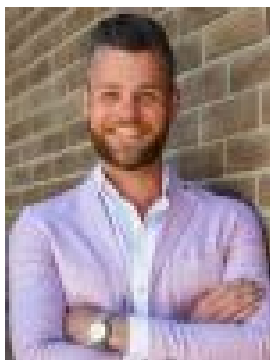
Bedrooms: 3

Bathrooms: 2

Parkings: 6

Area: 2 m2

Type: Acreage



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By Negotiation

Discover the allure of peaceful rural living paired with suburban convenience at this charming property nestled within the friendly community of Merryville Park. Equipped to perfectly suit any horse enthusiast and provide an unparalleled living experience, this home is a haven of tranquillity and comfort. Welcome home to 14 Grevillea Close, Murrumbateman. Set on a sprawling 2.1-hectare block (approx.. 5 acres), this home features three bedrooms, two bathrooms, and ample space for vehicle and equipment storage, including two double carports, garage spaces, and an extra-height shed perfect for a horse float. The master suite offers a luxurious walk-in robe and enjoys its own dedicated reverse cycle air conditioning, ensuring comfort no matter the season. The heart of this home is a cozy and inviting space where everyone can gather. The Bosch-equipped kitchen is ready to create memories with quiet dinners in, or entertaining friends and family, while adjacent living areas provide a warm, welcoming environment to unwind. Each of the additional bedrooms features built-in robes, catering perfectly to family and guests alike. Step outside onto the large and impressive covered deck, offering panoramic views of the dam and one of the paddocks—a perfect backdrop for entertaining or simply soaking in the serene landscape.

At a glance:

- 2.1ha (approx.. 5-acre) private and serene block
- 158sqm internal living
- Master suite with WIR and ensuite
- Two additional bedrooms, both with BIRs
- Main bathroom with bathtub and separate toilet
- Multiple living spaces; two lounges with reverse cycle air conditioning
- Kitchen equipped with high end Bosch appliances
- Extensive parking options: Two double carports and two garage spaces plus a large shed
- 120,000l water storage; rainwater and community non-potable supply
- Large and idyllic covered outdoor deck overlooking the dam and paddock
- Ideally set up for equine enthusiasts with infrastructure including multiple secure paddocks, stables and large storage shed

Location Highlights:

- Nestled in a quiet, private community away from main streets
- Each neighbour is familiar and friendly, creating a close-knit community atmosphere
- Located in the heart of the award-winning Yass Valley wine district and just a short drive from local amenities including grocery store, petrol station, pub, doctor, pharmacy, childcare, primary school, gym and multiple cafés
- Convenient access to school bus services to Canberra and Yass, perfect for families seeking connectivity to city centres
- 17-minute drive to ACT Border and 22-minutes to Yass township

At 14 Grevillea Close, you don't just find a house; you discover a community and a lifestyle where every day feels like a peaceful retreat from the bustling world. Whether you're enjoying the stunning views from your deck or exploring your expansive property, this home offers a unique blend of relaxation and community spirit.