



15 Davis Circuit, Murrumbateman

## Fully Renovated Lifestyle Property with Space for Family, Horses & Cars

Set on 2.47 acres in the tightly held Dundoos Estate, this stunning residence offers the perfect blend of rural lifestyle and modern luxury, just a short commute from Canberra and minutes to Murrumbateman's wineries, cafés and Village.

Beautifully renovated throughout, the home feels fresh, stylish and contemporary while still delivering the generous proportions and warmth of a true country residence. The thoughtfully designed floorplan includes multiple living spaces, four double bedrooms, a segregated main suite with walk-in robe, ensuite and study, plus a separate rumpus/ billiards room. Additionally there are two fully self-contained studios - ideal for teenagers, guests or multigenerational living.

Outdoor entertaining is equally impressive, with wraparound verandahs, a large covered alfresco, leafy private gardens, and a luxurious swim spa - perfect for year-round relaxation.

Horse enthusiasts will appreciate the direct access to the estate's

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**FOR SALE**  
\$1,600,000 - \$1,660,000

### AGENTS

Peta Barrett  
0499 044 028  
peta.barrett@ljhooker.com.au

### AGENCY

LJ Hooker Country Canberra  
(02) 6213 3999

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

bridle trail with direct access to the Murrumbateman Recreation Grounds and the property is already set up with plenty of room for additional equestrian facilities if you choose.

Meanwhile, car lovers will love the 8 x 18m shed/ garage plus loads of car accommodation, providing space not only for vehicles but also for serious hobbies and storage.

With every detail carefully considered and the major infrastructure already in place, this property represents an exceptional opportunity to secure a premium lifestyle home in a superb location.

Features include:

- 1 hectare/ approx. 2.47 acres in sought-after Dundoos Estate
- Fully renovated, with modern interiors throughout
- Direct access to estate bridle trail - horse-friendly grounds
- Four double bedrooms + study
- Segregated main suite with walk-in robe & ensuite
- Multiple living areas - lounge, dining, rumpus/ billiards room, open-plan family/ meals
- Separate studio plus a one bedroom self contained flat, both with their own bathrooms.
- Ideal setup for Airbnb or for accommodating extended family
- Stylish kitchen with walk-in pantry & European appliances
- 10kW solar system + ducted reverse cycle air conditioning
- Recently upgraded insulation (R4 ceiling batts, R1.4 Permastop, R6 overall rating)
- New Colorbond roof and gutters
- Fantastic covered outdoor entertaining + wraparound verandahs
- Swim spa for ultimate relaxation
- Enormous 8 x 18m shed/ garage with 3 phase power, 2-post hoist and carport
- 190,000L water storage + estate water tank for gardens
- Established private gardens and level block
- Quiet street position with school bus stop at front gate
- Minutes to Murrumbateman village, cafes & wineries and an easy commute to Canberra

An exceptional lifestyle property - modern, renovated and ready for you to move in and enjoy.

Rates: \$580/qtr

Community Title: \$223.60/qtr

## MORE DETAILS

Property ID HBJ09  
Property Type House  
House Size 268 m2  
Land Area 2.47 acre  
Including Air Conditioning  
Ducted Cooling  
Ducted Heating  
Solar Panels  
Electric & Gas Cooktop  
Outdoor Swim Spa

**Peta Barrett 0499 044 028**

Licensed Agent NSW/ACT | [peta.barrett@ljhooker.com.au](mailto:peta.barrett@ljhooker.com.au)

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Suite 2C, Level 1, Gungahlin Village, 46-50 Hibberson Street,  
GUNG AHLIN ACT 2912

[countrycanberra.ljhooker.com.au](http://countrycanberra.ljhooker.com.au) | [country@ljhookercountry.com.au](mailto:country@ljhookercountry.com.au)



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