



17 Woodleigh Drive, Murrumbateman

A RARE COUNTRY ESTATE OF EXCEPTIONAL SCALE & VERSATILITY

From the moment you arrive, this property feels considered and complete. A truly remarkable country estate offering space, privacy and exceptional versatility. Established grounds surround a collection of residences and substantial outbuildings, creating an ideal setting for family living, entertaining, working and storing the things that matter most.

Centre stage is a beautifully appointed family home, generous proportions, natural light and a seamless connection between the indoor and outdoor spaces make it a welcoming home for everyday living. Four bedrooms, two bathrooms and two living areas are on offer. Opening to the grounds, the home is complemented by an expansive alfresco area, swim spa and firepit, creating an inviting setting for relaxed entertaining throughout the year.

The original residence remains completely separate, offering three bedrooms, a bathroom and additional toilet. Ideal for extended family, guests, older children or rental accommodation, it provides genuine independence and flexibility.

7 4 20

FOR SALE
By Negotiation

VIEW
Sat 17th Oct @ 1:00PM - 1:30PM

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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

A self-contained studio adds further versatility as guest accommodation, a home office, creative space or private retreat.

The American-style barn is one of the property's defining features. With powered workshop and storage areas, mezzanine storage, a three-bay garage and capacity for approximately 20 vehicles or machinery, it offers exceptional space for collectors, tradespeople, business owners and hobbyists.

A dam, bore, substantial water storage, solar systems and separate electricity infrastructure further support the property.

Together, the residences, studio and barn form a private country estate of exceptional versatility, offering space for family living, extended accommodation, business interests, personal pursuits and the freedom to adapt as needs change. It is a rare combination of acreage, multiple residences and substantial infrastructure, brought together in one remarkably complete holding.

Set within the sought-after Murrumbateman lifestyle, the property offers the peace and privacy of country living while remaining conveniently positioned for local amenities, wineries, schools and Canberra. Whether enjoyed as a family retreat, a multigenerational holding or a base for work and leisure, this is a property with the scale, flexibility and presence to be appreciated for years to come. An exceptional opportunity to secure a truly distinctive country estate in one of the region's most desirable locations

Property details

2.86 acres

Custom-built primary residence

Original residence

Four bedrooms, two bathrooms and two living areas in the primary residence
Three bedrooms, bathroom and additional toilet in the original residence
Self-contained studio
Extended alfresco entertaining area
Swim spa and firepit
American-style barn with three-bay garage
Capacity for approximately 20 vehicles or machinery
Powered workshop and storage areas
Mezzanine storage
Solar systems and separate electricity infrastructure
Bore, dam and substantial water storage
Rates approximately \$600 per quarter

Agent Interest

Rates —approx. 600 per quarter

Land —2.86 acres

House 1 living- approx. 220sqm

House 2 living —150sqm

Agent interest

MORE DETAILS

Property ID	K52H5W
Property Type	House
Land Area	2.86 acre
Including	Toilets (5)
	Spa
	Dishwasher
	Water Tank

Pauline Jenkins

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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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