



22 Davis Circuit, Murrumbateman

EXCEPTIONAL FAMILY SPACE, PRIVATE ACREAGE AND VILLAGE CONVENIENCE

Set on over 2.7 acres in the tightly held Dundoos Estate, this beautifully established property combines spacious family living with peaceful gardens, generous entertaining areas and outstanding shed accommodation. Private and thoughtfully planned, it offers a relaxed country lifestyle just a stone's throw from the Murrumbateman village shops.

Welcome to 22 Davis Circuit, Murrumbateman.

Thoughtfully designed to give the whole family room to spread out, the home offers five generously proportioned bedrooms, a separate study and separate living areas. There is space to gather, unwind or enjoy individual pursuits, with north-facing living welcoming natural light and creating an inviting setting for everyday life.

At the heart of the home, the spacious kitchen combines quality appliances with extensive storage, providing a practical and welcoming hub for family meals and entertaining.

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FOR SALE
By Negotiation

VIEW
Sat 17th Oct @ 11:30AM - 12:00PM

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LJ Hooker

The generous master suite features a walk-in wardrobe and its own ensuite, creating a comfortable parents' retreat. Built-in wardrobes provide storage in the remaining bedrooms, while three bathrooms in total cater conveniently to busy households and visiting guests. A dedicated study adds flexibility for working from home or schoolwork.

Outside, beautifully landscaped grounds surround the home with greenery and privacy. Established fruit trees and peaceful sitting areas create inviting places to pause, enjoy a morning coffee or unwind at the end of the day. The large covered entertaining area, complete with a built-in barbecue, overlooks the gardens and provides a wonderful setting for weekend lunches, family gatherings and evenings with friends.

For horse enthusiasts, direct access to the estate's bridle trail connects to the Murrumbateman Recreation Grounds, extending the lifestyle opportunities beyond the property.

The impressive powered shed is a standout for car enthusiasts, hobbyists and those seeking substantial storage. Featuring entry doors on both its eastern and western sides, plus a remote-controlled roller door, it offers practical access and generous space for vehicles, workshop activities and larger projects. A separate two-car garage and ample additional vehicle accommodation complete this versatile offering.

Comfort and energy efficiency are equally well considered. A system of 24 solar panels is complemented by two Tesla batteries located in the garage, providing energy storage for household use. Three-phase power, R6 insulation and Daikin commercial reverse-cycle air conditioning with seven zones support everyday comfort, while remote-controlled zip screens serve the front living spaces.

Further inclusions comprise an Apricus solar hot water system with 12 evacuated tubes, downlights throughout, a burglar alarm and a remote-controlled, solar-powered front gate.

The property's water infrastructure includes a 100,000-litre tank servicing the main house, an additional 10,000-litre rainwater tank and bore water for the established gardens. An Enviro-cycle septic system and council garbage collection add practicality, while the gutters, ridge capping and gutter guards were replaced approximately eight years ago.

With room for the whole family, beautifully established gardens and exceptional space for hobbies and recreation, 22 Davis Circuit offers a peaceful acreage lifestyle with the convenience of the village close at hand.

Property features:

- Over 2.7 acres in the tightly held Dundoos Estate
- Thoughtfully designed family layout with five generous bedrooms
- Master suite with walk-in wardrobe and ensuite
- Built-in wardrobes to the remaining bedrooms
- Dedicated study
- Three bathrooms in total
- Separate living areas, including north-facing living
- Spacious kitchen with quality appliances and extensive storage
- Large covered outdoor entertaining area with built-in barbecue
- Private landscaped gardens with established fruit trees and peaceful sitting areas
- Direct access to the estate's bridle trail, connecting to the Murrumbateman Recreation

Grounds

- Substantial 8 x 18-metre powered shed with eastern and western

entry doors, plus a remote-controlled roller door

- Separate two-car garage and ample additional vehicle accommodation
- 24 solar panels and two Tesla batteries for household energy storage and use
- Three-phase power
- Daikin commercial reverse-cycle air conditioning with seven zones
- R6 insulation
- Remote-controlled zip screens to the front living spaces
- Apricus solar hot water system with 12 evacuated tubes
- Downlights throughout
- Burglar alarm and remote-controlled, solar-powered front gate
- 100,000-litre water tank servicing the main house
- Additional 10,000-litre rainwater tank and bore water for the gardens
- Enviro-cycle septic system
- Council garbage collection
- Gutters, ridge capping and gutter guards replaced approximately eight years ago

Location highlights:

- Just a stone's throw from Murrumbateman village shops, specialty stores and everyday essentials
- Local dental services and multiple doctors within the township
- Local primary school, preschool and childcare options
- Abode Murrumbateman provides convenient accommodation for visiting family and friends
- A family-friendly local pub for relaxed meals and social gatherings
- Murrumbateman Recreation Grounds with tennis courts, equestrian facilities, sporting grounds and an off-leash dog park
- Murrumbateman Village Markets offering fresh produce, local crafts and a welcoming community atmosphere
- Surrounding wineries and cellar doors for leisurely weekend outings
- Convenient access to the Barton Highway for travel to Canberra and Yass
- A peaceful acreage lifestyle within an established estate, with village amenities close at hand

MORE DETAILS

Property ID	KB4H5W
Property Type	House
Land Area	2.7 acre

Pauline Jenkins

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