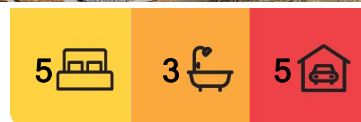


## Murrumbateman, 3 Clydesdale Close

### Luxurious Dual-Occupancy Family Oasis with Breathtaking Views and Endless Space

Welcome to a home that truly has it all-space, style, and functionality. Set in a picturesque location with stunning panoramic views, this exceptional property offers the perfect balance of modern luxury, versatility, and privacy. Designed for dual occupancy, it features a separate one-bedroom flat, complete with its own private entrance, self-contained backyard, and individual bin and mail services, making it an ideal option for extended family, guests, or rental income.

The main residence is an expansive, thoughtfully designed family home that caters to every lifestyle need. With four spacious bedrooms, a large private office, and multiple living areas, this home provides both togetherness and personal retreat. The open-plan family room serves as the heart of the home, seamlessly connecting to a dedicated home theatre and a versatile children's activity room that can double as a gym or additional lounge space. Whether you're gathering for movie nights, entertaining guests, or simply enjoying



**For Sale**  
By Negotiation

**View**  
By Appointment

**Contact**  
**Pauline Jenkins**  
pauline.jenkins@ljhwoodenweston.com.au



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**LJ Hooker Woden | Weston**  
**(02) 6288 8888**

quiet solitude, this home adapts effortlessly. Fibre-to-the-node internet ensures seamless connectivity, while a comprehensive security camera system adds peace of mind. Spanning an impressive 290.06 square metres, the property has been designed with space and functionality in mind. The living areas are generously proportioned, with 223.53 square metres of beautifully designed interiors, a 35.33 square metre garage with five secure lock-up spaces, a 23.21 square metre alfresco area for outdoor dining and entertaining, and a 7.99 square metre front patio, perfect for soaking in the breathtaking views.

Adding incredible value to this property is the self-contained one-bedroom flat, which offers complete independence. With its own fully equipped kitchen, bathroom/laundry, spacious lounge, and separate backyard, it provides a fantastic option for multi-generational living, guest accommodation, or rental potential. The separate bin service and mail delivery further enhance privacy and convenience.

For those with multiple vehicles, work equipment, or trucks, this property offers five lock-up garage spaces and an additional ten outdoor parking spots, ensuring ample room for storage and accessibility. A separate stock yard provides additional versatility, while a secure, pet-proof house yard ensures a safe environment for dogs and cats.

Outdoors, the property features a orchard with an incredible selection of fruit trees, including pears, nectarines, mandarins, oranges, cherries, apples, pomegranates, and lemons. Raised vegetable beds and a high-quality greenhouse offer the perfect opportunity to grow your own fresh produce, while an automated irrigation system keeps the gardens lush and low-maintenance. For added safety, the entire exterior has been strategically planted with fire-retardant species.

Water security is a key feature of this property, with a 120,000 litre water tank for the main residence, a 50,000 litre tank for the flat, a 20,000 litre tank for the greenhouse, and an additional 5,000 litre tank to support various needs.

Sustainability and energy efficiency have been prioritised throughout the home, with a 4.2kW solar system, all-electric appliances, central ducted heating and cooling, and ceiling fans in every room. Thermal block-out blinds further enhance insulation and privacy, ensuring year-round comfort.

This property presents an outstanding opportunity for families, investors, or those looking for flexible living arrangements. Whether you're searching for a spacious family home with separate living quarters, a dual-occupancy investment, or a lifestyle property with ample space for work and recreation, this home is truly one of a kind.

Don't miss your chance to secure this remarkable property-contact Pauline today on 0410 401 902 to arrange a viewing!

#### Features:

- Seperate Living Areas
- 4 Spacious Bedrooms with built in wardrobes
- Master Bedroom with Ensuite and Walk in Wardrobe
- Large Alresco/patio
- Gym
- Study
- Mulitple lock up garages with endless outdoor parking
- 4.2kw Solar System
- All electric appliances



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- Central Heating and Cooling
- Ceiling Fans
- Self contained granny flat.
- Dual Occupancy

Rates: \$535 p.q

Land Size: 8,328m2

Living Size: 290.06m2

Alfresco : 23.21m2

Garage : 35.33m2

Patio: 7.99m2

Year House Built: 2022

Year Granny Flat Built: 2019

## More About this Property

|               |         |
|---------------|---------|
| Property ID   | J35H5W  |
| Property Type | House   |
| House Size    | 290 m2  |
| Land Area     | 8328 m2 |

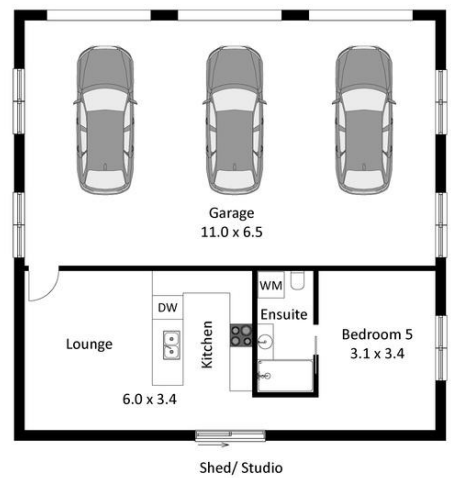
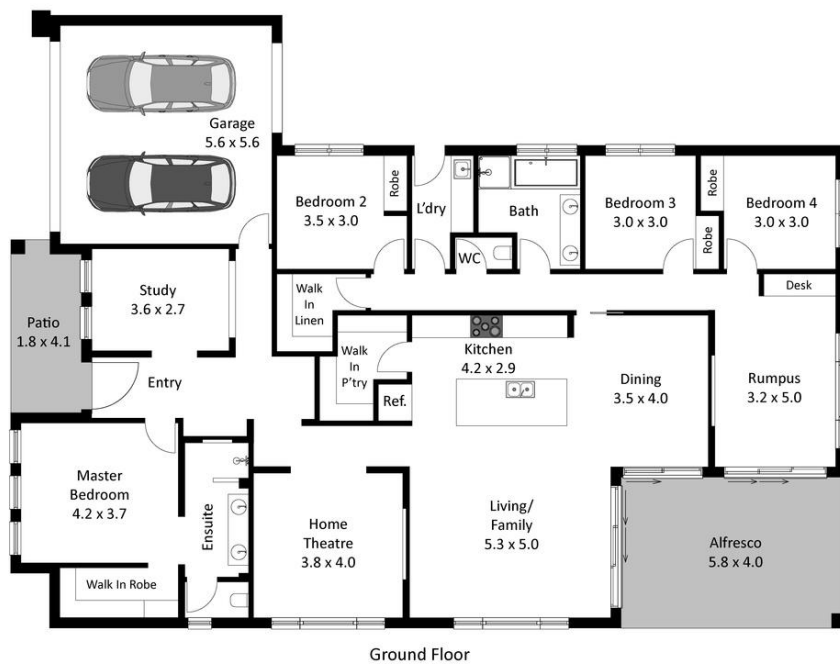
**Pauline Jenkins**  
 Licensed Agent ACT/NSW | pauline.jenkins@ljhwodenweston.com.au

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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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