

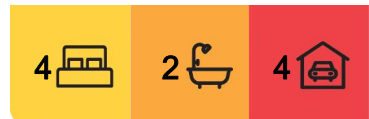


Murrumbateman, 36 Middle Street

Immaculate Family Home in Sought-After Murrumbateman - Perfect for Relaxed Living and Entertaining

This beautifully maintained and thoughtfully designed turn-key home offers an exceptional lifestyle, blending spacious indoor living with stunning outdoor entertaining areas. Set on just under 1,200m² in the highly sought-after Murrumbateman, this property is perfect for families, entertainers, or those seeking space and comfort. With all the hard work already done, there's nothing left to do but move in and enjoy.

The home features four spacious bedrooms, including a master with a private ensuite and walk-in wardrobe, while the other three bedrooms come complete with built-in wardrobes. The light-filled, open floor plan includes three generous living areas, providing ample space for family time, entertaining guests, or simply relaxing. A true standout is the man cave like no other, complete with its own fireplace, workbenches, and so much more, offering the ultimate retreat for hobbies, projects, or entertaining friends. The fully fenced



For Sale
By Negotiation

View
ljhooker.com.au/HW0H5W

Contact
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LJ Hooker Woden | Weston
(02) 6288 8888

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backyard is both child- and pet-friendly, with plenty of space for kids to play and room to park a caravan or boat. Beautifully landscaped, it's a haven for outdoor living, whether you're relaxing by the fire pit, hosting a meal under the alfresco, or simply soaking up the fresh air. The property also includes a private front porch, an ideal spot to enjoy your morning coffee or tea in tranquility. With side access to a massive 7x9 shed, there's ample room to store a boat, caravan, or extra vehicles, while a dedicated dog run ensures convenience for pet owners. Solar panels provide an energy-efficient bonus, rounding out this impressive property.

Murrumbateman is a thriving community experiencing significant growth, offering a perfect balance of country living and modern conveniences. With the new highway duplication, the commute to Canberra is faster. The area features excellent amenities, including a childcare centre, medical facilities, and Fairley Square precinct and new school. Spend your weekends exploring local wineries and dining options, all within a short stroll. Key

Features:

- Turn-key home - nothing left to do, all the hard work has been done
- Immaculately maintained 4-bedroom home, master with ensuite and walk-in wardrobe, and three bedrooms with built-in wardrobes
- Three generous living areas, plus a man cave with its own fireplace, workbenches, and more
- Spacious light-filled design with high ceilings
- Reverse cycle air conditioning and slow combustion fireplace for year-round comfort
- Modern kitchen with gas cooktop, stone benchtops, and custom cabinetry
- Luxurious bathrooms with floor-to-ceiling tiles
- Solar Panels
- Fully fenced backyard with manicured gardens, fire pit, alfresco dining area, and dog run
- 7x9 shed with side access for caravans, boats, or extra vehicles
- Double garage with internal access
- Located just 25 minutes from Canberra, with highway upgrades underway
- Local school, Fairley Square precinct, and existing childcare and medical facilities
- Close to renowned Murrumbateman wineries and dining options

This home offers a fantastic opportunity to enjoy the best of Murrumbateman's relaxed lifestyle while being conveniently close to Canberra. Don't miss out on this incredible property - contact Pauline on 0410 401 902 to arrange your inspection

Rates: \$777 per quarter

Land Size: 1,199m²

Year Built : 2017



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More About this Property

Property ID	HW0H5W
Property Type	House
Land Area	1201 m2

Pauline Jenkins 0410 401 902

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