



37 Malbec Drive, Murrumbateman

Some Homes Simply Provide a Place to Live. Others Create a Lifestyle You'll Never Want to Leave.

Set against the peaceful backdrop of Murrumbateman's picturesque landscape, this exceptional new residence by a respected local builder is a home that effortlessly combines timeless Hamptons architecture with luxurious contemporary living.

Thoughtfully designed for families who appreciate space, quality and effortless entertaining, this stunning home delivers approximately 350m² under roof, where every detail has been carefully considered to create a home that is as beautiful as it is functional.

Beyond its striking fae, a welcoming interior unfolds with soaring proportions, warm natural light and a series of thoughtfully connected living spaces that invite both relaxation and celebration. At the heart of the home, an expansive open-plan living and dining area seamlessly extends to the covered alfresco, creating a natural gathering place where everyday family life and entertaining come together with ease.

5 3 2

FOR SALE
\$2,200,000

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.

LJ Hooker

The designer kitchen is destined to impress, featuring premium Bosch appliances, stone benchtops, extensive cabinetry and a generous walk-in pantry, providing the perfect balance of elegance and practicality. Whether hosting family celebrations or enjoying quiet mornings overlooking the surrounding countryside, this is a space designed to be lived in and enjoyed.

Recognising the changing needs of modern families, the home offers an exceptional level of flexibility with multiple living zones, including a dedicated media room, separate lounge and private home office. Every member of the household has space to work, relax and retreat without compromise.

Privately positioned, the luxurious master suite offers a peaceful sanctuary, complete with a spacious walk-in wardrobe and beautifully appointed ensuite. Three additional bedrooms are thoughtfully zoned away from the master and are serviced by a sophisticated family bathroom and separate powder room, ensuring comfort for both family and guests.

Crafted by a respected local builder, the home showcases an impressive selection of premium inclusions, including ducted reverse-cycle air conditioning, double-glazed windows, 2.55-metre ceilings, quality stone benchtops, Bosch appliances and carefully curated Hamptons-inspired finishes throughout.

Located within one of the region's most desirable lifestyle communities, Murrumbateman offers the perfect blend of space, tranquillity and convenience. Renowned for its boutique wineries, welcoming village atmosphere and easy commute to Canberra, it provides an enviable lifestyle where families can enjoy wide open spaces without sacrificing modern conveniences.

More than simply a brand-new home, this is an opportunity to embrace a lifestyle defined by quality, connection and timeless design.

Property Features

- Brand-new Hamptons-inspired residence by a respected local builder
- " Approximately 350.8m² under roof
- Four generous bedrooms, including luxurious master suite
- Dedicated home office
- Separate media room and additional lounge
- Expansive open-plan living and dining area
- Designer kitchen with walk-in pantry
- Premium Bosch appliances
- Stone benchtops throughout
- Covered alfresco designed for year-round entertaining
- Double garage with internal access
- Ducted reverse-cycle air conditioning
- Double-glazed windows
- 2.55-metre ceilings
- Premium fixtures and finishes throughout
- Positioned on a generous allotment in sought-after Murrumbateman

A home of exceptional quality, thoughtful design and enduring style, offering the perfect balance of luxury, comfort and relaxed country living.

MORE DETAILS

Property ID	K92H5W
Property Type	House
Land Area	9873 m2

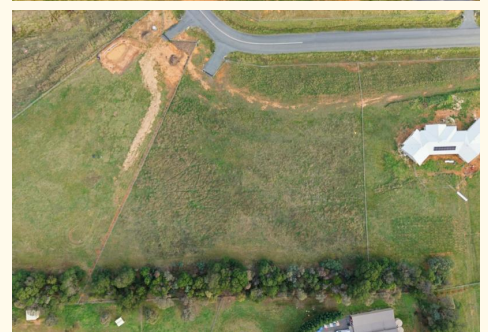
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