

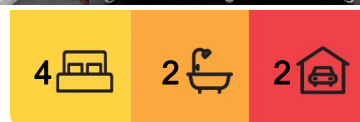
## Murrumbateman, 38 Middle Street

### Stylish Family Living in Fairley Estate with Endless Potential

Welcome to 38 Middle Street, Murrumbateman, a beautifully appointed family home positioned in the sought-after Fairley Estate, offering space, comfort, and endless opportunity on a generous 1,242m<sup>2</sup> corner block.

Thoughtfully designed for growing families, this four-bedroom home boasts 217m<sup>2</sup> of internal living and a flexible floor plan with two separate living areas, ideal for balancing work, play, and relaxation. The front lounge offers a quiet retreat, while the open-plan living, dining, and kitchen area forms the heart of the home for everyday living and entertaining.

The kitchen will impress any home chef, featuring quality electric appliances, sleek cabinetry, dishwasher, and a massive walk-in pantry. Light-toned floating floors throughout enhance the fresh, modern aesthetic, while ducted heating and cooling, paired with solar



**For Sale**  
By Negotiation

**View**  
Sat 2nd Aug @ 1:15PM - 1:45PM

**Contact**  
**Pauline Jenkins**  
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**(02) 6288 8888**

panels, provide year-round comfort and energy efficiency.

All four bedrooms are generously sized, including an impressively oversized master suite with a private ensuite and walk-in robe. Bedrooms two and four feature built-in robes for added convenience.

Step outside and discover what truly sets this property apart: a huge backyard that's a dream come true for kids, pets, and families who love the outdoors. With so much space, there's room to kick a ball, set up a veggie patch, add a chicken coop, or simply let the kids and fur babies roam free. There's also ample space to add a large shed, pool, or granny flat, the potential is limitless.

Enjoy alfresco living under the covered outdoor entertaining terrace, perfect for relaxed weekends and family BBQs.

Located in a vibrant, family-focused community, you'll love being just a short stroll to the new Murrumbateman Primary School, preschools, village pub, parks, and the Fairley Square shopping precinct with gym, medical, and dental services. With an easy commute to Canberra, this is the perfect blend of country living and city convenience.

Originally designed with the potential to function as a medical practice, the home also offers long-term versatility for professionals seeking to work from home.

Whether you're upsizing, relocating, or simply looking for more room to live the lifestyle you love, 38 Middle Street is ready to welcome you home.

#### Features at a Glance:

- Elevated 1,242m<sup>2</sup>; corner block in Fairley Estate
- Spacious 217m<sup>2</sup>; of internal living with 2 separate living areas
- Oversized master suite with ensuite + walk-in robe
- Well-appointed kitchen with quality appliances & huge walk-in pantry
- Ducted heating & cooling + solar panels for year-round efficiency
- Light-toned floating floors throughout
- Covered alfresco and expansive backyard with rear access
- Room to add a shed, pool, or granny flat
- Ideal for kids, pets, veggie patch, or even a few chooks
- Walk to school, preschool, pub, gym, and shops
- Easy commute to Canberra
- Versatile design with potential for a home business

Block -1242sqm

Living- 217sqm

Year built- 2017

Rates- \$656 per quarter



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## More About this Property

Property ID	JAPH5W
Property Type	House
House Size	217 m2
Land Area	1242 m2

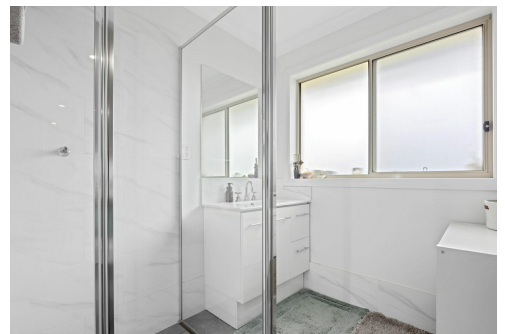
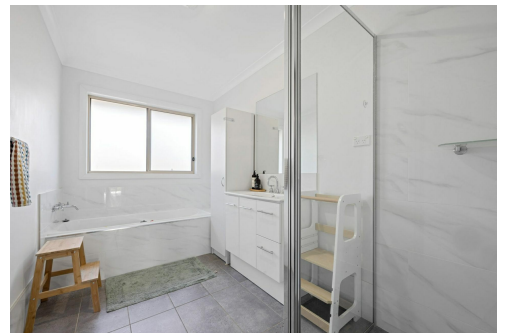
### Pauline Jenkins

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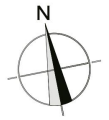
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The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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