







Murrumbateman, 4 Cabernet Way

Stunning Residence, 7,000m2 Land, 20min to Canberra

4 3 3

For Sale
Contact Agent

View
ljhooker.com.au/34B0GCY

Contact
Naish Stormon
0488 164 426
naish.stormon@ljhooker.com.au

Unique and spectacular family home with a breathtaking streetscape.

Finalist in the 2024 HIA-CSR ACT/Southern NSW Housing and Kitchen & Bathroom Awards!! The house is double glazed with purpose built windows and the main bedroom, rumpus room and living spaces feature windows that extend to the gable roofs and face North providing endless natural light and a wonderful outlook. This amazing house is brilliantly and thoughtfully designed with many practical and high-end features which enhance an exceptional living standard.

The 32.5m2 main bedroom features an expansive walk-through wardrobe leading to a large ensuite with double hand basins. A study adjoins this room separating the main bedroom from the Rumpus Room / second Living Room.

Bedroom 2 has an ensuite and a fourth toilet and hand basin is accessed in the passage

LJ Hooker

LJ Hooker Gungahlin
(02) 6213 3999

Disclaimer: All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

which holds a walk-in linen storage. Bedrooms 3 and 4 are set alongside the main bathroom which has double hand basins. All bathrooms feature floor to ceiling tiles and in-floor heating.

The kitchen is an all-electric delight featuring an integrated double oven and dishwasher, a large walk-in pantry, a Vintec wine fridge and a 900mm induction cooktop. There is extensive bench space on an island bench and an additional bench along the western wall cleverly extending into the pantry. Food preparation and cooking is a pleasure at 4 Cabernet Way!

The well-appointed laundry includes a large storage cupboard. Its location means it also acts as a mud room prior to entry to the main house from a day in the grounds and gardens.
A superb internal courtyard is a further source of natural light and a pleasant open air space adjacent to the kitchen/family area. On the western side of the kitchen/family is an exceptional 38.5m2 alfresco. Also on this side is the huge 47m2 vehicle accommodation adjoining a most practical storage area for gardening and mowing equipment. In the ceiling above the vehicle accommodation is a substantial storage facility accessed by a pull-down ladder built into a hatch in the ceiling and counter-balanced for easy access.

The inside climate is effectively controlled by the double glazing and a powerful ducted and zoned Reverse Cycle system, complemented by an efficient slow combustion wood burner in the winter. All the bathrooms have in-floor heating.

There is a whole house water filtration system.

Hot water is provided by a Stibel heat pump system for the bathrooms and a separate electric storage system for the kitchen. An all-electric home with 6.6kW solar panels.

Flooring throughout this superb home is first quality engineered timber with ceramic tiles in the wet areas.

120,000L underground water tank.

The grounds have been landscaped to a minimal extent with gravel paths and large grassed areas providing a wonderful blank canvas for the fortunate owners to add their personal touch. The entrance to the property is guarded by a substantial electric gate.

Lot 111 DP 1268670
UV: $541,000
Land Rates: $1,442.34
Land: 6,888m2
Living: 281m2
Garage: 75.98m2 (including large equipment storage/ workshop
Built: 2024

Competitively priced at $1,850,000-$1,950,000

Call me now to arrange an inspection
Naish Stormon, L J Hooker, 0488 164 426

LJ Hooker Gungahlin
(02) 6213 3999

Disclaimer: All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

More About this Property

Property ID	34B0GCY
Property Type	House
House Size	281 m²
Land Area	7000 m²

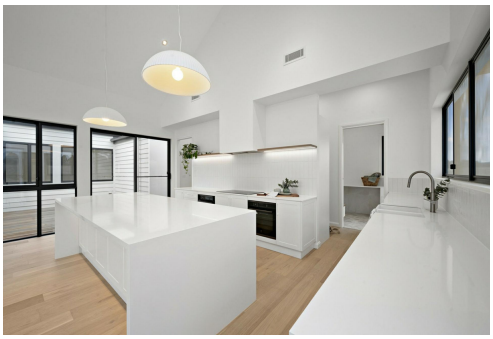
Naish Stormon 0488 164 426
Licensed Agent ACT and NSW | naish.stormon@ljhooker.com.au

LJ Hooker Gungahlin (02) 6213 3999
Suite 2C, Level 1, Gungahlin Village, 46-50 Hibberson Street, GUNGAHLIN ACT 2912
gungahlin.ljhooker.com.au | gungahlin@ljhooker.com.au











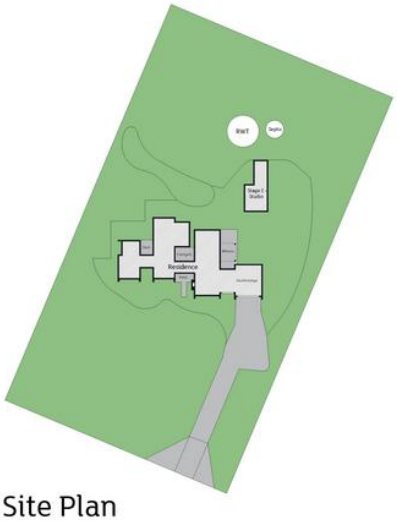
LJ Hooker

LJ Hooker Gungahlin
(02) 6213 3999

Disclaimer: All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

LJ Hooker





Site Plan

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.

4 Cabernet Way, Murrumbateman

Produced by DIAKRIT

LJ Hooker

LJ Hooker Gungahlin
(02) 6213 3999

Disclaimer: All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.