

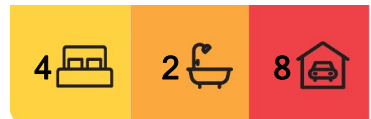


Murrumbateman, 4 William Street

Begin Your Next Chapter in This Exquisite Custom-Built Home Featuring Premium Finishes in the Heart of Murrumbateman

This exquisitely crafted four-bedroom plus study home is a true standout, offering an impressive blend of style, comfort, and functionality. Thoughtfully designed and privately built with premium finishes and custom details throughout, this residence is ideal for families, professionals, and entertainers alike. With a strategic northern orientation, the home is filled with natural light, ensuring warmth in winter and cool comfort in summer. Its well-planned layout provides versatile living spaces, thoughtful separation between bedrooms, and plenty of storage, making it both practical and luxurious.

From the moment you step inside, this home impresses with its open-plan design, high ceilings, and premium finishes that create a sense of space and elegance. The four generously sized bedrooms all feature built-in wardrobes for effortless storage, while the master suite serves as a private sanctuary, complete with a spacious walk-in wardrobe and



For Sale
By Negotiation

View
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a luxurious ensuite featuring underfloor heating for ultimate comfort. An additional study/home office provides the perfect space for remote work, creative projects, or quiet retreat. Expansive living and media rooms with raked ceilings enhance the airy and open atmosphere, while bespoke custom joinery throughout the home offers seamless functionality and a refined finish. Ceiling fans are installed throughout, ensuring added airflow and energy-efficient comfort. The intelligent layout provides privacy for children and guests, with secondary bedrooms positioned away from the master suite and a dedicated bathroom for convenience. Whether hosting visitors or managing a busy family, this home caters effortlessly to all lifestyles.

At the heart of the home lies a stunning chef's kitchen, designed for both daily living and entertaining. Featuring 40mm stone benchtops, this elegant yet durable space offers the perfect setting for cooking and dining. The expansive walk-in pantry provides ample storage, keeping countertops clutter-free, while a premium water filtration system ensures fresh, clean drinking water for the family. High-quality appliances make meal preparation effortless, and the spacious open-plan dining area seamlessly flows into the alfresco space. The outdoor entertaining area is a true showstopper, boasting a stunning cedar ceiling, a built-in rangehood, and a ceiling fan, making it the perfect setting for year-round outdoor gatherings. Whether enjoying a family barbecue or unwinding with a glass of wine, this space offers the ultimate in relaxation and comfort.

Designed for effortless living, the home is equipped with state-of-the-art features to ensure maximum comfort, security, and ease of maintenance. Ducted reverse-cycle heating and cooling maintain a comfortable climate year-round, complemented by ceiling fans throughout to enhance airflow and energy efficiency. Premium termite protection provides long-term peace of mind, while a huge powered shed with driveway access offers the perfect storage solution for caravans, trailers, boats, or extra vehicles. Ample storage solutions are incorporated throughout the home, ensuring everything has its place, while a low-maintenance, fully irrigated garden allows for the enjoyment of lush greenery without the upkeep.

Situated in a welcoming and family-friendly community, this home offers the perfect blend of convenience and lifestyle. Just moments from Fairly Square, residents can enjoy popular local spots such as Two Before Ten Café, Clementine Bakery, and Elements 4 Life Gym. A boutique cellar showcases an impressive selection of local wines, independent beers, craft ciders, and spirits, while nearby boutique wineries and vibrant local markets add to the charm. Essential amenities, including medical facilities, a school, a childcare centre, a pharmacy, takeaway options, and a family-friendly pub, are all within walking distance.

- Four generously sized bedrooms, all equipped with built-in wardrobes for effortless storage
- Master suite sanctuary, featuring a walk-in wardrobe with ample storage and a luxurious ensuite complete with underfloor heating for ultimate comfort
- Additional study/home office, ideal for remote work, creative projects, or even a quiet retreat
- Expansive living and media rooms with raked ceilings, enhancing the airy and open atmosphere
- Bespoke custom joinery throughout, offering seamless functionality and a refined finish
- Ducted reverse-cycle heating and cooling, keeping the home comfortable in all seasons



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- Ceiling fans throughout, enhancing airflow and energy efficiency
- Premium termite protection, providing long-term peace of mind for homeowners
- Huge, powered shed with driveway access, perfect for storing caravans, trailers, boats, or extra vehicles
- Ample storage solutions throughout the home, ensuring everything has its place
- Low-maintenance, fully irrigated garden, allowing you to enjoy lush greenery without the upkeep.

Year Built: 2020

Rates: \$666.40

Land Size: 1230m²

Living Size: 243.6m²

Garage: 44m²

Afresco: 33m²

More About this Property

Property ID	J2AH5W
Property Type	House
House Size	307 m ²
Land Area	1230 m ²
Including	Study Air Conditioning Ducted Cooling Ducted Heating Gym Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Water Tank

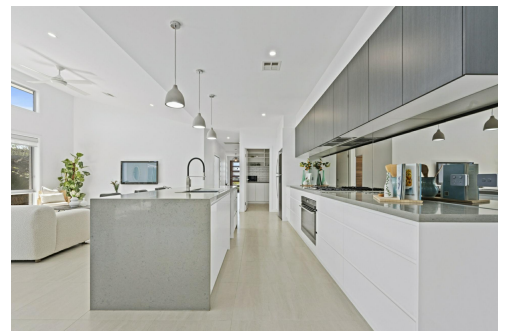
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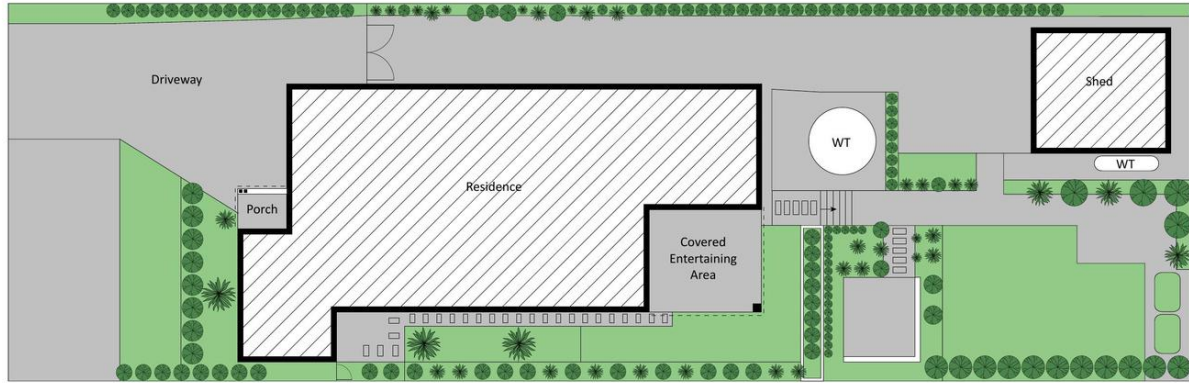
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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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