



5 Helen Street, Murrumbateman

The Perfect Family Sanctuary in Murrumbateman, Space, Style & Nature Combined

Welcome to a fantastic opportunity in the highly sought-after Murrumbateman Village, a beautifully presented home offering space, style, and flexibility for families and professionals alike.

Set on a generous 1,010m² block, this thoughtfully updated property delivers 252m² of light-filled living. Recent improvements, including a freshly tiled alfresco area, brand-new omega hotplate kitchen, and near-new window furnishings, mean all the hard work has been done, you just need to move in and simply enjoy. This home is ready to move into, offering the perfect blend of comfort and convenience from the moment you arrive.

Inside, you'll find four well-sized bedrooms, including a private master suite with a walk-in robe, ensuite, and direct access to the alfresco area, perfect for enjoying your morning coffee or winding down at the end of the day. The fourth bedroom includes a built-in study nook, offering a quiet and practical space for a home office or studying teens. Multiple living areas ensure there's room for everyone to spread out and enjoy.

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FOR SALE
\$1,095,000 - 1,120,000

AGENTS

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AGENCY

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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**

The heart of the home is the beautifully appointed kitchen, featuring quality appliances, generous bench space, and a walk-in butler's pantry, ideal for preparing meals or entertaining guests with ease.

Step outside to the freshly tiled alfresco area, thoughtfully designed for year-round outdoor living and effortless entertaining. The expansive backyard boasts plenty of grassed space, perfect for children and pets to play freely. Complete with an outdoor play gym, cubby house, and a cozy firepit, it offers the ideal setting for relaxed family time or entertaining guests. A 6x3m shed adds valuable storage or workshop flexibility, rounding out a backyard that's as functional as it is family-friendly.

Standout features include:

- Freshly tiled undercover alfresco area for seamless indoor-outdoor living
- Master bedroom with alfresco access, walk-in robe and ensuite
- Quality appliances and walk-in butler's pantry
- Near-new window furnishings throughout
- Study nook in the fourth bedroom, perfect for a home office or teen retreat
- Outdoor play gym and cubby house, ideal for active children
- Zoned reverse-cycle air conditioning
- 3-stage UV water filtration system
- 22,000L rainwater tank plus connection to town water
- 5.44kW solar system for energy efficiency
- Double garage with internal access and additional off-street parking

Positioned in a peaceful and private location, this home sits directly opposite a protected natural reserve. This rare aspect ensures uninterrupted views, privacy, and a lasting connection to nature, right on your doorstep.

Just a short walk from Fairley Square, you'll enjoy the convenience of Two Before Ten cafe, Clementine Bakery, childcare, a gym, and the new Murrumbateman Public School. The Murrumbateman Inn, Abode accommodation, medical hub, pharmacy, grocer, butcher, and more are all within easy reach.

With just an 18-minute commute to Canberra and 15 minutes to Yass, this home offers the perfect combination of village charm, natural beauty, and modern convenience.

Block Size: 1010m²
Living Size - 252 m² (approx.)
Rates: \$778 p.q (approx.)

MORE DETAILS

Property ID	JCJH5W
Property Type	House
House Size	252 m ²
Land Area	1010 m ²

Pauline Jenkins

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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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