



5 Joan Street, Murrumbateman

Bring The Caravan, Bring The Boat, There's Room For It All

Set in the welcoming, family-friendly community of Murrumbateman, 5 Joan Street is a light-filled home combining comfortable family living with an impressive range of practical features designed to make everyday life easy.

A standout feature of the property is the large powered shed, complete with workbenches, excellent storage, a fireplace and a versatile bar or entertaining area. Whether you need space for hobbies, projects, vehicles or weekend gatherings, this impressive shed offers endless possibilities.

Wide side access makes it easy to securely accommodate caravans, boats, trailers and other recreational vehicles, an increasingly sought-after feature that provides exceptional flexibility for families and outdoor enthusiasts.

From the moment you step inside, the home feels bright, spacious and inviting. Double glazing, ceiling fans throughout and zoned heating and cooling ensure year-round comfort, while the thoughtfully designed floor plan offers separate living areas so everyone has space to relax and unwind.

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FOR SALE
\$1,190,000-1,250,000

VIEW
Sat 10th Oct @ 11:30AM - 12:00PM

AGENTS
Pauline Jenkins
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AGENCY
LJ Hooker Woden | Weston
(02) 6288 8888

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

At the heart of the home, the kitchen is both stylish and highly functional, featuring a 900mm induction cooktop, quality Bosch appliances, kitchen water filtration and ample storage. The generous living spaces flow effortlessly outdoors, creating an easy connection between everyday family life and entertaining.

The accommodation is equally well considered, with comfortable bedrooms, excellent storage and a private ensuite to the main bedroom.

Outside, the easy-care manicured gardens provide a beautiful yet practical setting. Established citrus trees run along the side of the property, while raised vegetable gardens are perfect for those who enjoy growing their own fresh produce.

Designed with sustainability and efficiency in mind, the property features solar power, a substantial 22,500-litre rainwater tank and the convenience of town water. Hebel construction provides excellent insulation, while the combination of double glazing, solar power and quality construction creates a comfortable and efficient home throughout the seasons.

Surrounded by the relaxed lifestyle Murrumbateman is renowned for, the property is conveniently located near local amenities, Fairy Square and everything the village has to offer.

Light-filled, beautifully maintained and packed with practical features, 5 Joan Street offers room for the family, room for the toys and room to enjoy the Murrumbateman lifestyle-all without compromising on comfort or convenience.

PROPERTY FEATURES

- Light-filled, spacious family home
- Separate living areas
- Zoned heating and cooling
- Ceiling fans throughout
- Double-glazed windows
- Energy-efficient Hebel construction
- Stylish and functional family kitchen
- 900mm induction cooktop
- Quality Bosch appliances
- Kitchen water-filtration system
- Excellent kitchen and household storage
- Private ensuite to the main bedroom
- Large powered shed
- Built-in workbenches and extensive shed storage
- Fireplace in the shed
- Versatile bar, entertaining or additional bench area
- Wide side access for caravans, boats and trailers
- Plenty of space for vehicles, hobbies and recreational equipment
- Solar-power system
- 22,500-litre rainwater tank
- Connected to town water
- Easy-care manicured gardens
- Established citrus trees
- Raised vegetable gardens
- Convenient access to Fairy Square and Murrumbateman village amenities

MORE DETAILS

Property ID	K98H5W
Property Type	House
Land Area	989 m2

Pauline Jenkins

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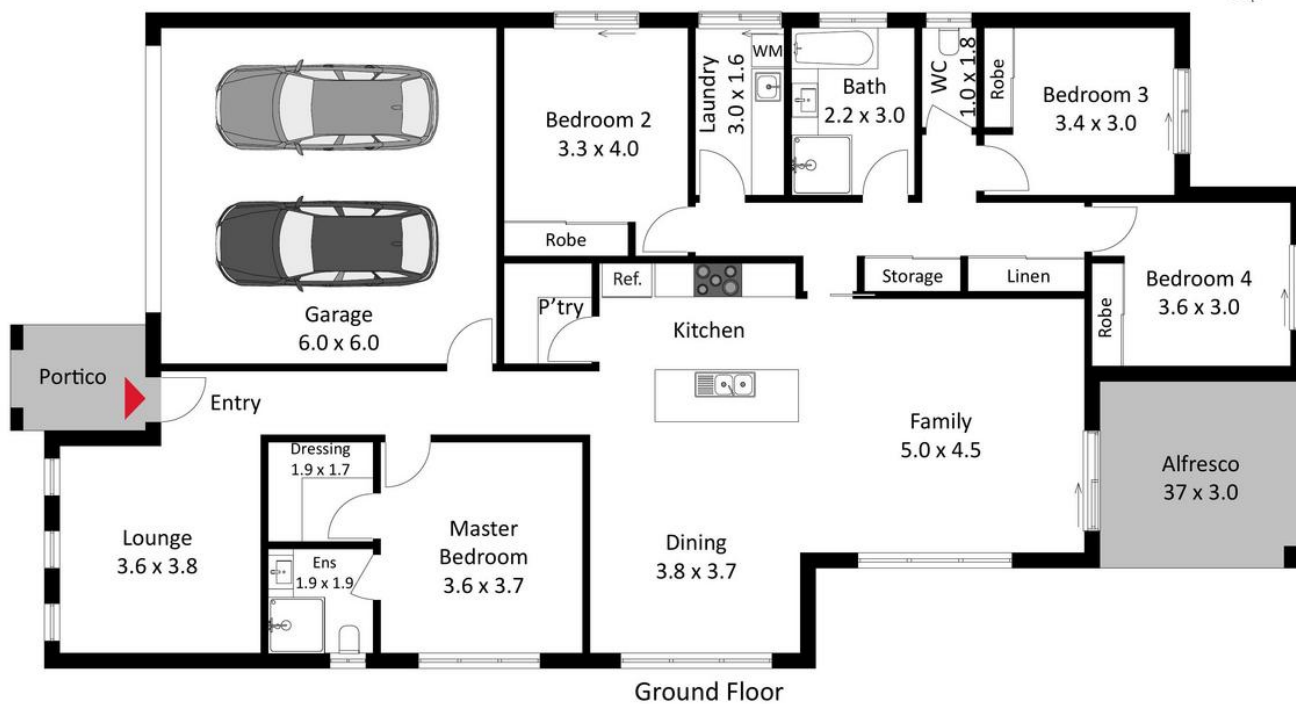
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.