






6 Corriedale Avenue, Murrumbateman

Lifestyle, Space & Motivation to Sell - Don't Miss This One

Positioned at the end of one of Murrumbateman's quietest cul-de-sacs, 6 Corriedale Avenue offers an exceptional lifestyle opportunity on an expansive 8,867m² (2.19 acres). Established circa 1996 and thoughtfully renovated, this beautifully presented home combines modern comfort with tranquil rural living in the highly regarded Merryville Estate.

Designed for families and those seeking space, the home features a very practical and generous floorplan, including huge separate living spaces that cater to both relaxed daily living and large-scale entertaining. A casual open-plan kitchen, dining and living zone forms the heart of the home, complemented by a formal dining room and a spacious formal sitting/living area, providing endless flexibility for growing families, multi-generational living or those wanting distinct retreat zones.

The renovated kitchen and bathrooms showcase modern finishes and quality appliances, while the master suite offers a peaceful escape complete with a large walk-in robe and private ensuite. The home has also been enhanced with new carpet and fresh paint, ensuring a bright, modern and move-in-ready feel throughout.

4  2  6 

FOR SALE
\$1,490,000

VIEW
Sat 13th Jun @ 12:40PM - 1:10PM

AGENTS
Pauline Jenkins
pauline.jenkins@ljhwodenweston.com.au

AGENCY
LJ Hooker Woden | Weston
(02) 6288 8888

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Interested parties must rely solely on their own enquiries.

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Comfort is assured year-round with reverse-cycle heating and cooling, evaporative cooling, a cosy wood heater, NBN connection, and excellent water infrastructure, including 120,000L of tank storage plus community water. The addition of solar panels (13kw) further enhances energy efficiency.

Stepping outside, the property continues to impress. A fantastic, fully covered outdoor entertaining area has been cleverly designed to protect from the elements, complete with a large pizza oven and television connection, perfect for all-season entertaining. A private and picturesque setting surrounded by established trees and lush shrubs, featuring a thriving orchard with drip irrigation, and a charming chook house - creating the ultimate peaceful retreat. A dedicated propagation shed complete with a sink adds extra versatility, perfect for keen gardeners.

Ideal for horse lovers or hobby farmers, the property provides excellent potential. The versatile shed spaces can be easily adapted for use as stables, and the original 60m x 30m sand arena* can be reinstated if desired, providing a strong foundation for equine pursuits. Car accommodation and storage are well catered for with an attached double garage, plus a new 6m x 9m powered shed* with lights and auto roller doors.

Features You'll Love:

- " Large 8,867m² (2.19 acre) block in quiet Merryville Estate cul-de-sac
- Renovated home built circa 1996 with modern kitchen and bathrooms
- Separate large living spaces including open-plan family area, formal dining, and formal living/sitting room
- Master bedroom with walk-in robe and private ensuite
- Reverse-cycle heating and cooling, evaporative cooling & wood heater
- New carpet and fresh paint throughout
- 120,000L rainwater storage + community water supply
- Solar panels for energy efficiency (13kw)
- NBN connection
- Expansive all-weather entertaining area with pizza oven and TV point
- Beautiful private gardens, mature orchard with drip irrigation, chook house
- Propagation shed with sink
- Equine-friendly infrastructure with versatile shed spaces and reinstatable 60x30m arena
- Double garage plus new 6x9m powered shed with auto roller doors
- Owners are downsizing and seeking a timely sale

Lifestyle in Murrumbateman? This property ticks every box - peaceful, private, spacious and perfectly equipped for families, equine enthusiasts, hobby farmers or anyone dreaming of an exceptional rural lifestyle within easy reach of Canberra.

House size - 211m²

Year built - 2002

Block - 8845m²

MORE DETAILS

Property ID JM2H5W
Property Type House
House Size 221 m2
Land Area 8845 m2

Pauline Jenkins

Licensed Agent ACT/NSW | pauline.jenkins@ljhwodenweston.com.au

LJ Hooker Woden | Weston (02) 6288 8888

23 Brierly Street, WESTON CREEK ACT 2611

westoncreek.ljhooker.com.au | reception@ljhwodenweston.com.au



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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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