







8 Davis Circuit, Murrumbateman

Two Residences, Seven Bedrooms, One Extraordinary Lifestyle

Tucked away within beautifully established park-like grounds in the highly sought-after Dundoos Estate, this remarkable lifestyle property offers a rare combination of a substantial five-bedroom family residence and a fully self-contained two-bedroom guest residence.

Whether accommodating extended family, supporting independent living, welcoming long-term guests or generating Airbnb income, the flexibility on offer is exceptional.

More than simply a home, this is a private sanctuary where family, connection, entertaining and a slower, more sustainable way of life come together in perfect harmony. Surrounded by magnificent gardens, established orchards and peaceful country vistas, every aspect of the property has been thoughtfully created to provide a retreat from the demands of everyday life.

Beautifully renovated and extensively improved by the current owners, the residence combines generous proportions with contemporary comfort and timeless country charm. At its heart lies a stunning chef's

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FOR SALE
By Negotiation

VIEW
Sat 7th Nov @ 1:15PM - 1:45PM

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LJ Hooker

kitchen, appointed with stone benchtops, an island bench, imported Spanish tile splashback and premium Belling appliances. Designed for both everyday family living and memorable entertaining, it connects seamlessly with the spacious dining and family areas, while a separate lounge offers an additional place to relax and unwind.

This is a home built for bringing people together. Over the years it has hosted milestone celebrations, large family Christmas gatherings, long lunches, special occasions and even weddings. The expansive covered entertaining area, sparkling 11-metre saltwater swimming pool, poolside gazebo and numerous garden spaces provide the perfect backdrop for creating memories with family and friends.

Accommodation within the main residence comprises five generous bedrooms and two bathrooms, including a privately positioned main suite with walk-in robe and beautifully renovated ensuite. Large windows throughout frame picturesque garden views, ensuring a constant connection between the home and its stunning natural surroundings.

A standout feature of the property is the beautifully appointed self-contained guest residence, complete with its own entrance, kitchen, bathroom, laundry, living area and two bedrooms. Far more than simply additional accommodation, this highly versatile space has successfully supported multi-generational living, provided independence for young adults, welcomed visiting family and friends, operated as a games and recreation retreat, and generated income as a successful Airbnb business catering to visitors exploring the renowned Murrumbateman wine region.

For buyers seeking flexibility, the possibilities are endless. The guest residence offers valuable opportunities for extended family living, guest accommodation, a home business, creative studio, work-from-home space or supplementary income stream.

The established grounds are equally impressive and offer an enviable lifestyle opportunity. Wander through beautifully maintained gardens, admire the extensive collection of roses, harvest seasonal produce from the orchard, or nurture your own vegetable gardens. Mature fruit trees including lemons, figs, olives, apples, apricots, plums, quince and pomegranates provide an abundance of home-grown produce, while berry plantings and generous garden spaces create an exceptional environment for those seeking greater self-sufficiency.

The property also offers ample room for animals and hobby farming pursuits. With a dedicated fenced enclosure, bore water, extensive shedding and open space, the current owners have enjoyed keeping chickens and miniature therapy goats, creating a lifestyle that feels more like a private country estate than a conventional residential property.

Positioned within the tightly held Dundoos Estate and surrounded by the celebrated wineries and cellar doors of the Murrumbateman region, this exceptional property combines privacy, flexibility and lifestyle without compromise.

While retaining the charm and strong sense of community that first attracted residents to the region, Murrumbateman has evolved significantly in recent years into a thriving lifestyle destination. Families are increasingly drawn to the village for its modern primary school, growing selection of cafés and eateries, fitness facilities, medical and dental services, childcare options, convenience stores and expanding community infrastructure. Horse enthusiasts will appreciate the property's proximity to the Murrumbateman Recreation Grounds, horse arena and local riding trails. The property offers the rare opportunity to enjoy the space and tranquility of country living

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without sacrificing access to the services and amenities that support modern family life.

School bus services to both Canberra and Yass stop directly outside the property, while village amenities, wineries, restaurants and everyday conveniences remain just minutes away. For those who have not explored Murrumbateman in recent years, the village has become one of the region's most desirable lifestyle communities, combining country charm with an increasingly sophisticated range of services and facilities.

Offering an outstanding combination of quality, versatility and lifestyle, this is a property where every stage of life has been considered. A place to gather, celebrate, grow, entertain and reconnect with what matters most.

A private retreat. A productive garden estate. A home designed for living well.

Inside:
- Substantial single-level family residence with five generous bedrooms and two bathrooms
- Beautifully renovated interiors
- Stunning kitchen with stone benchtops, island bench and imported Spanish tile splashback
- Premium Belling cooker with four ovens, gas cooktop and matching rangehood
- Integrated dishwasher, integrated bins and ample cupboard space
- Spacious dining and family living areas with beautiful garden outlooks
- Separate lounge room providing additional living space
- Privately positioned main bedroom with walk-in robe and beautifully renovated ensuite
- Built-in robes to remaining bedrooms
- Ducted reverse-cycle heating and cooling
- Two electric fireplaces
- Remote-controlled ceiling fans throughout
- Solar-powered skylight-style hallway lighting
- Foxtel connected
- Purpose-built laundry

Self-contained Guest Residence:
- Spacious two-bedroom accommodation with private entrance
- Fully equipped kitchen and open-plan living area
- Private bathroom and laundry facilities
- Reverse-cycle air conditioning
- Ideal for extended family, independent living or multigenerational households
- Versatile space for guests, home business, recreation or working from home
- Proven history of successful Airbnb accommodation, particularly for visitors to the Murrumbateman wine region

Outside:
- Beautifully established park-like gardens with mature trees, sweeping lawns and extensive rose gardens
- Expansive covered entertaining pergola, approximately 10m x 5m
- 11m in-ground saltwater swimming pool with sand filtration system and solar blanket
- Poolside gazebo and multiple outdoor entertaining spaces
- Extensive vegetable gardens, berry plantings and established orchard
- Fruit trees including lemons, figs, olives, apples, apricots, plums, quince and pomegranates
- Multiple sheds and generous storage facilities
- Double garage/shed with workshop

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- Remote-controlled entrance gate
- 90,000L rainwater tank, additional reserve water tank and bore water supply
- Unmetered bore water for gardens, animals and outdoor use
- Solar system with battery storage
- Ample space for chickens, goats and other hobby farming pursuits

Location:
- Situated within the highly sought-after Dundoos Estate
- Peaceful country estate setting with established gardens and excellent privacy
" Minutes from Murrumbateman village, shops, cafés, restaurants and everyday amenities
- Close to local primary school, childcare, medical and dental services
- Co

MORE DETAILS

Property ID	P6J09
Property Type	House
House Size	364 m2
Land Area	2.51 acre
Including	Study
	Air Conditioning
	Solar Panels











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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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