

199 Bidges Road, Sutton, NSW 2620

House For Sale

Friday, 6 October 2023

Canberry.

Live Where You Love

199 Bidges Road, Sutton, NSW 2620

Bedrooms: 6

Bathrooms: 3

Parkings: 6

Area: 11 m2

Type: House



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Contact Agent

With just over 28 acres of pasteurised land, and under 20 minutes to heart of Canberra, this magnificent property with a stunning six-bedroom residence will provide you the lifestyle you have been dreaming of. The zoning of the property allows for dual occupancy providing an opportunity for multi-generational living or those looking for an income producing property. 'Pontos Estate' will have you absolutely mesmerised by what is on offer as you come through the striking gated sandstone entrance and meander up the driveway. As you arrive at the home and look around, it is a property that opens its arms to embrace you. Enter, and uncover a realm of magnificence. This timeless brick home has undergone a meticulous renovation and expansion, resulting in a delightful interior featuring various living areas, including a formal lounge and dining room, a generously sized rumpus area, and a snug family room. The formal living space boasts striking raked timber ceilings and a Jindara wood-burning fireplace. Most of the rooms offer captivating views of the expansive dam and surrounds, ensuring you'll always be reminded of the exceptional beauty of this property. At the centre of this residence lies a stunning kitchen designed to elevate your entertaining experience. Adorned with sleek black granite countertops, impeccable craftsmanship featuring soft-closing drawers, top-of-the-line appliances, and a walk-in pantry, complete with a spacious timber barn door that seamlessly complements the home's aesthetics, hosting gatherings will be a delightful affair. The well-thought-out layout of the house offers four generously sized bedrooms including the master bedroom, complete with an ensuite, graces one end of the home, while two more spacious bedrooms share a bathroom at the opposite end. This wing also features a dedicated office or study area, making it ideal for accommodating teenage children, hosting guests, running a home-based business, or facilitating multigenerational living arrangements. Each bedroom comes equipped with built-in robes and ceiling fans, and the home offers ample storage space throughout, ensuring convenient and comfortable living. Enjoy a perpetual holiday experience within the comforts of your own home, featuring an indoor solar-heated swimming pool and sauna, paddle boats available on the dam, and an expansive outdoor alfresco area equipped with a wood-fired pizza oven and BBQ amenities. With ample space surrounding the property for endless outdoor adventures, your children will relish the fun-filled environment so much that they'll be reluctant to ever want to leave home. An outdoor shower is a wonderful amenity, especially after a swim or a session in the garden. The outdoor setup includes several structures, such as a secondary double garage with extra external storage that offers potential for conversion into a granny flat. There's also a covered double carport, tractor shed, horse stables, a cattle or animal run, chicken coops, and a woodshed. Additionally, the second dam serves as an irrigation source for all the gardens. The property currently boasts a total water capacity of 83,500 litres across three interconnected tanks and has a 400 litre solar hot water tank. The residence is surrounded by a garden adorned with stack stone brick walls, lush lawns and fruit trees, creating a peaceful and beautiful scene. An orchard of olive trees complete the landscape with fruitful elegance. 'Pontos Estate,' where the enchantment of refined living invites you to savour an exceptionally remarkable lifestyle within a haven of serenity and seclusion. Embrace the rich legacy of this remarkable property, and come home and live where you love.

Whats on Offer.....

Residence Features-

- Timeless brick residence with Colorbond roof-
- A striking entrance featuring an oversized front door crafted from glass and timber-
- Three generous living spaces include formal living and dining, oversized rumpus room and family room incorporating meals-
- Stunning kitchen includes black granite benches, soft closing drawers, Siemens induction cooktop with canopy rangehood, Westinghouse double ovens, Ariston dishwasher, double bowl sink with gooseneck tap, plumbing for fridge-
- Walk in pantry with oversized barn door includes shelves, cupboards and drawers-
- Six generous sized bedrooms all with built in robes and ceiling fans have a captivating view to the expansive dam and surrounds-
- The master bedroom features an updated ensuite-
- Both family bathrooms have undergone renovations-
- Raked timber ceilings in formal living with feature ceiling fan and lighting-
- The flooring consists of tiles throughout the main living areas, while all bedrooms and the study feature timber laminate floors-
- The home office overlooks the rear gardens and provides built in storage-
- The laundry comes equipped with a built-in storage/linen cupboard, generous countertop space, a ducted vented dryer, and a built-in Robinhood ironing board-
- Ducted vacuum system throughout the residence-
- Jindara wood fireplace and feature wood stack in formal living-
- Split system air-conditioning in family/meals and rumpus room-
- Ability to re-instate Brivis gas heating throughout-
- A home bar, perfect for those special occasions-
- Foxtel ready-
- NBN currently being connected to Bidges Road

External Features-

- Dual occupancy opportunity for multi-generational living or income producing-
- Gated property with sensor external lighting -
- Three interconnected tanks holds 83,500 litres-
- 400 litre solar hot water tank-
- Landscaped gardens with fruit trees and orchard of olive trees-
- Indoor solar heated salt water pool with

sauna- Large covered alfresco with shade blinds for all year entertaining, wood-fired pizza oven and BBQ facilities
- Expansive dam with paddle boats- Secondary dam with new pump irrigates gardens- Septic system irrigates front gardens where required- An outdoor shower is a wonderful amenity, especially after a swim or a session in the garden- Double covered carport- Quality fenced paddocks - Tractor shed- Horse stables- Chicken coop with outdoor run for organic grazing- Woodshed- Pasteurised paddocks for sustainable living and quality grazing
Property Facts- Land size 28.66 acres/11.6 hectares (approx.)- Rates \$782.20 per quarter (approx.)- Total Living 300m2 (approx.)- Double Garage 36m2 (approx.)- Covered Alfresco 42m2 (approx.)
Love the Location- 15 minutes to Canberra City - 12 minutes to Dickson- 14 minutes to Gungahlin
Disclaimer: We note at the time of doing the video for the property the final land size had not been determined by Palarang Shire Council and the advertising text the correct size. The Material and information contained within this marketing is for general information purposes only. Canberry Properties does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.
A big thanks to Open2View Canberra for the photography including drone footage, video and tour of the home.
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