

2676 Sutton Road, Sutton, NSW 2620



Other For Sale

Friday, 8 March 2024

2676 Sutton Road, Sutton, NSW 2620

Bedrooms: 5

Bathrooms: 4

Parkings: 4

Area: 12 m2

Type: Other



Mario Sanfrancesco
0262952433



Campbell Jones
0262952433

\$3,300,000

Positioned in the increasingly sought after Sutton region, only a short distance to Canberra, this property is ideal for equestrian families or those looking to escape to the country while remaining close to major amenities. Sutton is a vibrant village with its bakery/coffee shop, primary school, pharmacy, general store and pony club. The stunning home itself has been extensively renovated inside & out and sits in a commanding position overlooking the whole 30ac* property. The home is generous in all proportions. The open plan kitchen, dining and family space sits central in the home with large windows allowing the natural country light to flood the rooms. The master suite has its own wing and features a sitting room, walk-in robe and stylish ensuite. The elevated and enclosed deck provides a large entertaining space complete with built in BBQ, fridge, a spa and sweeping views across the property. The remaining four bedrooms have their own wing, one with an ensuite and another with its own deck, this home offers amazing flexibility for growing families or guests. The quality renovation carries through to the main bathroom with free standing bathtub, large shower and separate toilet. For those equestrian focused, the horse facilities are all of the highest standard. A large stable barn houses eight stables, each opening onto yards. There is also a feed room, tack room, vet room, wash bay with hot wash and ample water storage. A sand based round yard and fully fenced sand/rubber mix 60x20m arena provide the perfect place to exercise horses of any level. Have piece of mind when the horses are in paddocks with eight day yards, plus and further four larger paddocks with shelters, with an extra two large paddocks on the Eastern side of the Yass River. All fenced with horse specific equipment. For further flexibility there is a sixth bedroom or gym is located off the garage with its own ensuite, a workshop under the deck, two enclosed sheds, 40ft shipping container, large covered vegetable garden, chicken coop, licensed bore and riparian rights allowing you to draw water from the Yass River. Features: • ?Elegant spacious 5-bedroom home, renovated inside & out • ?Generous sized open plan kitchen, living & dining room • ?Ample storage in kitchen with walk in pantry plus high-quality appliances and finishes throughout • ?Two-way fireplace • ?Master bedroom wing with sitting room, large walk-in robe and ensuite • ?Large enclosed deck with built in BBQ + fridge, plus spa • ?4 car garage with sixth bedroom or gym + bathroom • ?30 acres* of lush landscape • ?Stable barn with 8 stables, each with day yards • ?Tack room, vet room, feed room, wash bay with hot water • ?Sand round yard + fully fenced 60x20m sand/rubber mix arena • ?8 day yard with water troughs • ?4 larger paddocks with shelters • ?2 additional large paddocks on the river flats • ?Cattle yards • ?Licensed bore • ?Riparian rights from the Yass River • ?2 large water tanks on stable barn • ?120,000L rainwater tank for house • ?Two enclosed sheds • ?Workshop under deck • ?40ft shipping container • ?Vegetable garden • ?Chicken coop • ?Irrigation on yards and gardens • ?Minutes to Sutton • ?Under 15mins* to Bonner Woolworths* approx.