

**512 Majura Lane, Sutton, NSW 2620**



**House For Sale**

Friday, 26 January 2024

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**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 40 m2**

**Type: House**



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## **Auction 24th February at 10am**

Perched on a hill top, 'Hillview' presents the perfect opportunity to secure your rural dreams. Set on 100 acres and located just outside of Canberra's Inner North, this 1960's homestead affords spectacular views across rolling pastures while still being a short 10 minute walk into Sutton Village. The homestead offers a step back in time with period features including timber sash windows, antique chandeliers and decorative ceilings. Downstairs you will find the retro kitchen with plenty of cupboard space and a breakfast bar with the dining room just off to the side. Downstairs the main living room extends out to a north-facing sunroom with hilltop views, plus there's a large bedroom and the bathroom. Upstairs are the three remaining bedrooms all of generous size and there is access to the covered balcony, the perfect place to sit back and relax after a hard days work. Ideally suited for grazing, the gentle undulating 100 acre allotment, offers five dams and is segregated into 11 paddocks. One paddock borders Mclaughlins Creek. On the property is a fully operations shearing shed and closer to the homestead is the workshops and two additional sheds. 'Hillview' presents a unique opportunity to acquire a large land holding close to Canberra. - Ground level built in 1955 and upper level built in 1969. - Bore is connected to the house via a water softener - Cold tap in kitchen is connected to rain water tank - 2 Lots, RU1 zoning (Primary Production) and R5 zoning (Large Lot Residential) - Secure house yard with 11 paddocks - 5 large paddocks plus smaller ones. 2 previously used to sown Lucerne - Dual Occupancy entitlement (subject to council approval) - Walk to Sutton Primary School, shop and bakery - 15 minute drive from Canberra's Inner City - 2 minutes from Sutton village and it's primary school, bakery and general store - Mail delivery, garbage collection and school bus pick up to front gate

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.