

9 Guise Street, Sutton, NSW 2620

Sold House

Wednesday, 23 August 2023

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Bedrooms: 5

Bathrooms: 2

Parkings: 3

Area: 1018 m2

Type: House



Jan Ladmore



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Contact agent

Please let us know if you are running late for open as we are happy to stay longer and show you through or make another day or time that suits your schedule.....not a prob at all. Jan Ladmore and staff of All Real Estate NSW are proud to offer this very tidy and well-presented home that sits on the edge of Sutton, backing onto the school and sharing a boundary with a native bush block. The home is in such a perfect spot to travel to work, or all that Canberra offers. It has been built on the closest side street to the entry to the town. So, getting to and from work is as good as it gets. No hassle or stress, just a short drive to wherever you are going. It is in a very accessible location in Sutton, yet it is so private and lux that you feel you are in a different world when you are home. This rare property has all the qualities to make it uniquely different from other homes in the area as the front portion of the 5-bedroom home is more modern and contemporary, whereas when you venture through the home to the rear section, you immediately feel like you are in a different world, like a private holiday within your own home. There is a sense of comfort and relaxation as you enter the well-designed two-storey yurt. Upstairs is a very private master suite and parents' retreat. You can enjoy some quiet time, take in the view of the native bushland of the common land on the boundary of the property from upstairs.....you can't see any neighbours and you can sit there and relax and talk without any distractions, making it very peaceful to look out and enjoy the birds and wildlife. The yurt also has two other bedrooms and a living area downstairs. A wide deck sits out from the master bedroom to take in the view whereas the deck below could be used for family time and BBQ's. The property is adjacent to Sutton Public School, one of the best schools in the area I might add, which is so good if you have a young family attending school, its right there. No excuses kids! There are plenty of places to ride or walk. The renowned local bakery with coffee, cakes and pies to die for, is a mere block away. The new chemist and artworks is located just behind the bakery which is so convenient to be within walking range of your home. If you are into a tad of exercise and feel like a walk or run before or after work, then the bushland next door offers a great opportunity to get away from it all yet still be close to home. The owners have put a lot of love into this home to make it unique and they hope that the new owners will enjoy it as much as they have. The block is large enough for the opportunity to be self-sufficient, have a few chickens and grow a few veggies in the garden. A lockable garage and double carport are conveniently located off the side of the home. The home has a welcoming feel to it and presents very tidy and well-maintained. The recently renovated kitchen has plenty of storage and bench space. The lounge room opens out onto the entertainment area which is great for having guests over or just to have that covered space outside for the kids to play. The home is comfortable all year round with a large slow-combustion wood fire to keep the home snug in winter and ducted air-conditioning for the summer. This property is located near the corner of Guise Street and Sutton Rd and is a very quick commute to Canberra.

Features of this Property

- 1,018 sq mt
- Established gardens and trees
- Adjoins a native reserve
- Backs onto the Sutton School

The Home

- 5-bedroom unique Home plus study
- Amazing private 2-storey yurt
- 2 Living Areas
- Master has an ensuite and walk-in robe
- Main Bathroom has laundry Shute
- Newly renovated kitchen with Caesar stone bench tops and lots of storage
- Induction cooktop, dishwasher
- Lounge room looks out over the covered entertainment area
- Open Plan family / dining room has a slow combustion wood fire
- Ducted air-conditioning throughout home
- Access to native reserve next door
- Double glaze windows
- Smart dimmers in lounge room

The Yurt

- 2-storey yurt
- Master upstairs with WIR and ensuite
- 2 bedrooms downstairs
- Living area downstairs
- Top and bottom viewing decks

Sheds

- 2-bay carport
- Lockable single garage for your car or utilize as a workshop
- Garden shed

Other

- 2 water tanks
- 8.36 kw Solar system with backup battery
- Enviro Septic
- Electric HWS

Location

- 16 minutes to Canberra Airport
- 20 Minutes to Canberra City Centre
- 2 minutes to Sutton Bakery
- 15 minutes to Bungendore
- 15 minutes to Queanbeyan
- 7 minutes to North Canberra
- Very Quick commute to Canberra or the coast

Agents Comments: This home oozes character and lifestyle. The very location is perfect for wanting to be out of town but not out of touch. It is such a quick commute to the Federal Hwy and then onto wherever you are off to. The yurt has made it a home with personality, it is interesting and so very private. You cant get any closer to the school for the kids and if you want to exercise a tad then the common land next door offers plenty of opportunities to explore. I can only encourage you to inspect this property to appreciate all it has to offer. Please do not hesitate to contact us if you would like more information or make a time to inspect this property.