

**1446 Federal Highway Service Road, Sutton, NSW,
2620**



House For Sale

Thursday, 1 August 2024

1446 Federal Highway Service Road, Sutton, NSW, 2620

Bedrooms: 6

Bathrooms: 5

Parkings: 4

Type: House



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Luxury rural residence with exceptional versatility

This is a rare opportunity to purchase an expansive rural estate, ideally suited to those seeking exceptional versatility. Whether it be for a large family, multi-generational living or the opportunity to operate a business from home (subject to council approval).

Renovated from top to toe over the last two years, no luxury has been overlooked with four separate living spaces, an opulent kitchen with stone bench tops, separate home office, and segregated bedrooms upstairs, the master with indulgent ensuite and walk in robe. Each living space offers something different from the sunken fireplace with built in seating, to the formal living and dining that is private and secluded. There is space for the whole family with creature comforts including ducting heating and cooling throughout.

The outdoor space includes a covered entertaining area with built in kitchen the perfect place in which to entertain family and friends or sit back and watch the children at play in the large yard.

In addition to the main residence there is a separately metered, recently renovated shed with five rooms, spacious breakout room plus the kitchen and meals area. This space is ideally suited for those looking to run a home base business with space for employees. This space is currently rented at \$1,000 per week.

There's 18 acres to play with including two dams and bore, and this is complemented by an enormous 2 bay shed with mezzanine, perfect for those wanting a large space for a workshop or to store cars or machinery.

Positioned only 8 minutes from Sutton, and 14 minutes from Canberra's Inner North, this property is a must see for those wanting privacy, space and outstanding versatility.

Please contact us today to organise your private viewing of this exceptional estate.

Main residence

- 6 bedroom and 3 bathroom
- Study with large storage room
- 2 air conditioning units 16kw each
- 3 fireplaces

Workers shed/office space

- 5 room and 2 bathroom
- Reverse cycle air conditioner
- Fireplace
- Rented at \$1,000 per week
- Separately metered

Water

- Approximately 250 litre rain water storage
- 3 stage filtration system
- 2 dams
- Bore

Location

- 14 minutes to Canberra's Inner North
- 8 minutes to Sutton
- 18 minutes to Canberra Airport

- 24 minutes to Queanbeyan

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.