

**15 Camp Street, Sutton, NSW, 2620**



**House For Sale**

Tuesday, 1 October 2024

15 Camp Street, Sutton, NSW, 2620

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Chris Dixon

0414819377

## Sought after Sutton Village

Opportunities to buy a family home in Sutton Village are few and far between and 15 Camp Street offers the opportunity to secure a recently built residence on a big 2000sqm block. Built by Hotondo Homes just 7 years ago you are welcomed by light-filled interiors, high ceilings, a big kitchen with walk-in pantry and feature timbers from Thors Hammer and a north facing open-plan living area. A second north-facing living space is a welcome addition and could easily be a fourth bedroom if required. A real highlight is the Hydronic in-slab heating which keeps you wonderfully cosy through the colder months and this is supported by a Bosch heat pump system which is in turn complemented by a 5.6kw solar system plus a 5kw hour battery bank. Parents will appreciate the segregated main bedroom suite with walk-in robes and generous ensuite. Adding extra versatility is the partially enclosed front alfresco/porch was originally designed to be a double garage and which could easily be fully enclosed to create a multi-purpose space.

Outside you will find established private gardens with vegetable gardens, green house, orchard and rear access off Bywong Street. There is plenty of room for the children to run and play for hours, while you sit back and enjoy your peaceful surroundings.

Sutton village boasts its own primary school, local store/post office/pharmacy, bakery and dedicated buses which service Canberra's major schools. This is a delightful home perfect for those looking for a newer, more energy efficient home within striking distance of Canberra yet still with all the benefits of a peaceful country setting.

- Built by Hotondo Homes just 7 years ago
- 3 or 4 bedrooms
- Customised high ceilings and north-facing orientation
- Segregated main bedrooms suite
- 5.6kw solar system with 5kw hour battery bank
- Thors Hammer reclaimed timber feature in kitchen
- Hydronic in slab heating from Bosch heat pump
- Rear access off Bywong Street
- NBN fibre to front of property
- 2,000sqm allotment
- An abundance of bird life in the gardens and surrounds
- Ten minute walk to Sutton Primary and Country Bumpkins Childcare
- Just down the road from Sutton's General Store and popular Bakery
- A mere 15 minute drive to Dickson, Canberra's Inner City