

**97 Hickey Road, Sutton, NSW 2620**



**Other For Sale**

Friday, 3 November 2023

97 Hickey Road, Sutton, NSW 2620

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 10**

**Area: 4 m2**

**Type: Other**



Campbell Jones

0427401109

## Auction

Escape to the serene countryside and experience the epitome of rural bliss at 97 Hickey Road, Sutton. This property offers an idyllic retreat alongside convenience, boasting over 10 acres\* of pristine landscape while being only 15mins\* to Dickson, ACT. A picturesque family homestead graces the house yard, surrounded by lush grass and towering gum trees. The spacious family residence offers great flexibility with multiple living spaces, 4 bedrooms plus a study/5th bedroom and outdoor entertaining spaces. The heart of the home features an open-plan design with a family room, meals area, and a kitchen that boasts a walk-in pantry, dishwasher, and a 900mm freestanding stainless-steel oven with a 5-burner gas cooktop. The formal lounge and dining rooms provide a space for more intimate gatherings, with large windows allowing streams of natural light to flood in as well as views across the picturesque landscape. Adjacent to the family and meals rooms, a large rumpus room provides a multipurpose space with additional storage, this flows out to the covered entertaining area, perfect for visiting friends and family during the warmer months. A spacious main bedroom, separate from the living areas, offers a walk-in robe and ensuite. Three additional bedrooms along the hallway feature large windows with garden views and built-in robes. A dedicated walk-in linen room ensures ample storage for the entire family. The generous laundry has again further storage options and direct access to the outside. A barn at the rear of the property accommodates farm machinery needs or up to 4 cars with room for motorbikes or a workshop! Adjacent to the home is a 2 carport and 2 car garage, along with a self-contained 1 bedroom flat offering furthermore flexibility. The property boasts two water tanks with a total capacity of 80,000L\*. Reverse cycle air conditioning, a slow combustion fireplace, solar panels, showers recycling onto the house yard, and an enviro-cycle septic system are just some of the quality features added for comfort and efficiency. With over 10ac\* of very usable land including a well-stocked dam, you have options to keep horses, enjoy the quiet country lifestyle or add your own touch to the property with dual occupancy potential STCA. FEATURES: • Generously sized 4 bedroom, plus study family home • Over 10 acres\* of very usable Sutton countryside • 15mins\* to Dickson, ACT • Large shed, up to 4 car spaces, room for further storage + mezzanine level • Surrounded by neat gardens • Flexible living options with multiple spaces throughout the home • Large covered entertaining space • Large 2 car garage + 2 carport with self contained flat • Reverse cycle air conditioning • Slow combustion fireplace • Gas heater in formal living • Large solar system • 80,000L\* total water storage • 900mm stainless steel freestanding oven with 5 burner gas cooktop • Dishwasher • Master bedroom with walk in robe and ensuite • Built in robes to all bedrooms including study • Walk in linen cupboard • Walk in pantry • Additional storage cupboards throughout the home • Well stocked dam • Enviro cycle septic system • 2.7m ceiling throughout the home • Brick home with steel frame construction • Dual occupancy potential STCA • Less than 10mins\* to Sutton Village • 21mins\* to Canberra CBD • Zoned C4 Environmental Living • Lot 11/DP48835 & Lot 2/DP882752 • Queanbeyan Palerang Regional Council rates: \$2,316.76 per annum\* approx.