

**Lot 3 & 4, 202 Goolabri Drive, Sutton, NSW 2620**



**Sold Residential Land**

Saturday, 2 September 2023

Lot 3 & 4, 202 Goolabri Drive, Sutton, NSW 2620

Area: 4 m2

Type: Residential Land



Chris Dixon

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**\$1,100,000**

The long anticipated release of some of the last remaining block in Sutton Park Estate. A short 15 minute drive from Canberra's Inner North will see you arrive at this outstanding block at the very top of Sutton Park, an Estate developed in 1999 and which is now an exclusive enclave of country estates showcasing some of the finest rural lifestyle living on Canberra's doorstep. Rural estate sales in Sutton Park over the last 12 months have ranged from \$2,925,000 to as high as \$4,000,000 on the same street giving you the confidence that your own dream estate will be in good company. Lot 3 is free-hold land and comprises 40,008sqm (4.0ha or 9.88 acres approx). What is free-hold land? It's land free from community/body corporate levies, with no obligation or time-frames to build, giving you the freedom to design your dream home and lifestyle in a manner which suits you. Finalisation of the subdivision will see a new bitumen road constructed adjacent to the block along with power to the property entrance. Title registration (and settlement) is anticipated by July 2024 giving you plenty of time to plan ahead. Lot 3 is characterised by a gentle slope west to east with open eucalypt woodland punctuated by areas of native pastures and a beautifully established dam full of frogs. A large (3758sqm approx) building envelope is private with a broad (120m) frontage to the North and hilltop views to the East. Where in Australia can you have the benefits of rural living while still having all the convenience of a short 15 minute drive to the Nation's Capital? This is cross-border living at its absolute best! Key details:- Ready for completion by July 2024- Free-hold NSW land - no time limits to build or community levies to pay- Extra generous building envelope and sealed road to front gate- Fully fenced with a power connection and dam- Exclusive position at the top of Sutton Park with beautiful valley views- Open grazing suitable for a horse or two- School buses depart Sutton Park to Canberra's major schools- Sutton's Primary School, shops and Early Learning Centre just 5 minutes away- Coles and Woolies deliver to Sutton- Easy dual carriage highway access to Canberra- A short 20 minute drive to Canberra Airport Please Note: Whilst all care has been taken by Ray White Canberra to ensure accuracy in the preparation of the particulars herein, no warranty or representation, express or implied, as to the accuracy or completeness of the particulars provided is made or given by us and interested parties must therefore rely on their own enquiries. Liability for any error, omission, negligence or misrepresentation is hereby excluded.