

# Lot 3, Guise Street, Sutton, NSW 2620

## Sold Residential Land

Saturday, 9 March 2024

Lot 3, Guise Street, Sutton, NSW 2620

Area: 5031 m2

Type: Residential Land



Capital +



Belle Property Queanbeyan  
0481211767

**\$925,000**

Positioned on the refreshed Guise Street, with easy access onto Sutton Road, the short trip into Canberra will be a breeze from this spectacular location. This outstanding 5,031m<sup>2</sup> allotment offers stunning potential for you and your family, with enough outdoor space to enjoy a game of backyard cricket or soccer, without being too big to manage. With an expansive building envelope of 4,034m<sup>2</sup>, your dream home will have none of the space constraints of building in town! If you have young children there won't be any rush to get them to school in the morning, with the historical and well-regarded Sutton Primary School only a 3 min walk away, and all the amenities of the quaint Sutton Village a few steps beyond. The developers have spared no expense, and Woodbury Ridge truly sets a new benchmark in lifestyle living. The quality speaks for itself, with excellence visible at every turn, including the stunning new community park under construction. All lots come with:

- 3 phase underground power
- Non-potable water supply from a bore for your garden or animals
- Fully enclosed with high quality fencing; and
- A stunning custom fabricated electric gate with pin code access.

This is your opportunity to secure your dream lifestyle in this stunning location. Woodbury Ridge is the best-connected rural development within the Canberra Region, only 18 min to the CBD (dual carriageway the whole way!), 15 minutes to the Gungahlin Town Centre and 20 minutes to the airport. Construction is now complete, and settlement is expected in March 2024. NOW is the time to inspect the amazing standard of this development and what these spectacular lots can offer you. This truly is the best quality rural subdivision the Capital Region has ever seen. If you are buying land, you won't find better value for your money than Woodbury Ridge. Don't miss this opportunity to elevate your lifestyle with the perfect blend of rural living and urban accessibility!