

Lot 67, Guise Street, Sutton, NSW 2620

Capital+1
Real Estate

Sold Residential Land

Saturday, 27 April 2024

Lot 67, Guise Street, Sutton, NSW 2620

Area: 5050 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 prominent 5,050m plot features an abundant building envelope of 4,001m. With a huge northern boundary of over 60m, capturing the glorious sunshine of Sutton won't be an issue! This allotment offers stunning potential for you and your family, with a backyard that will be plenty big enough for all the kids could want, without being too big to manage! 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, with all the amenities of the quaint Sutton Village a few steps beyond. The Sutton Crown Land Reserve is just across the road, giving your children the opportunity to create spectacular childhood memories. With easy access onto Sutton Road, the short trip into Canberra will be a breeze from this spectacular location. 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 for the residents of Woodbury Ridge. 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!