

Sold



7107 Illawarra Hwy, Moss Vale



'SUTTON HOUSE' (circa 1930)

A STYLISH, 1930's RENOVATED COTTAGE, RICH IN CHARM AND APPEAL AND SET BACK FROM THE ROAD ON AN ESTABLISHED 1 ¼ ACRES (5054m2)

THE SETTING IS CAPTIVATING

- * Entrance from front verandah with security screen door
- * 3 double bedrooms
- * Plantation shutters & French doors to deck in bedroom 1
- * Built-in robes in 2
- * Bathroom with shower, deep bath, w.c. vanity & plantation shutters
- * Well appointed galley kitchen with Euromaid gas and electric cooker, stainless steel flue, double ceramic sink, good storage, timber benchtops and rural vistas
- * Dining adjacent to kitchen with split-system air conditioning and sliding doors to rear deck
- * Lounge (sunny) with slow combustion/open fire with timber mantle and colonial timber windows
- * Solid Australian hardwood timber floors in living areas
- * Decorative cornices
- * 9ft ceilings

3 1 4 5,054 m2

Price	SOLD
Property Type	Residential
Property ID	253
Land Area	5,054 m2

Agent Details

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 **susie embleton**
property sales

- * Solar panels – 8.2 kws
- * Back to base security alarm system
- * Integrated laundry with storage
- * In-ground solar heated, saltwater, swimming pool (8m x 3m – depth 1m to 1.8m) installed 2020
- * Insulation in roof and under floor
- * Roof storage
- * 5000 litre water tanks x 3 for the garden
- * Detached garages by 4 with power plus a work shop area with multiple uses
- * Fruit trees and a dam
- * Landsize: 5054m² (1¼ acres approx.)

SITUATED ON FULLY FENCED, PARK-LIKE GROUNDS AND LOCATED OPPOSITE THE SHW (SOUTHERN HIGHLANDS WINERY) AND WITHIN A SHORT DRIVING DISTANCE TO PEPPERS 5 STAR HOTEL & GOLF COURSE, HILLVIEW HERITAGE ESTATE AND THE HUME MOTORWAY CENTRAL TO EVERYTHING!

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