

Sold



7496 Illawarra Hwy, Sutton Forest



A SUPERB LIFESTYLE PROPERTY WITH UNLIMITED POTENTIAL

**ALMOST 2 ACRES (7140m<sup>2</sup>) WITH DELIGHTFUL VIEWS, 5 FENCED PADDOCKS AND ENJOYING AN APPEALING NORTHERLY ASPECT OVERLOOKING THE PADDOCKS OF THE SUTTON FARM EQUESTRIAN CENTRE**

**PLUS, THERE IS A 2 BEDROOM, WELL PRESENTED COTTAGE AND A 4 BAY STEEL FRAMED BARN-STYLE SHED/WORKSHOP WITH SOLAR POWER**

- \* 2 bedrooms
- \* Built-in robe in bedroom 1
- \* Bathroom and laundry combined
- \* Lounge and dining (L shaped) with slow combustion fire
- \* Compact kitchen with an electric upright cooker, timber benchtops and a large pantry
- \* Mudroom/storage
- \* Covered rear porch – providing access to house
- \* House paddock with established grounds
- \* 4 bay steel framed barn-style garage/workshop with solar power
- \* 5 paddocks

🛏 2 🌳 1 🚗 3 📏 7,140 m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	267
<b>Land Area</b>	7,140 m <sup>2</sup>

#### Agent Details

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#### Office Details

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\* Landsize: 7140m2 (1.78 acres)

**A PRIME LOCATION SITED NEXT DOOR TO THE AWARD-WINNING RED COW FARM AND GARDENS**

**LESS THAN A KILOMETRE TO THE POPULAR SUTTON FOREST INN, VILLAGE SPECIALITY SHOPS AND CAFES**

**6 KLMS TO THE SYDNEY/CANBERRA MOTORWAY – 5.8 KLMS TO MOSS VALE – 5.3 KLMS TO EXETER VILLAGE - 11 KLMS TO BUNDANOON**

**A PRIME PIECE OF REAL ESTATE IN DESIRABLE SUTTON FOREST**

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