



## Sutton Forest, 3053 Canyonleigh Road

### 106-Acres of Picture Perfect Rural Living

If you have been longing to experience picture perfect rural living, this is your chance.

Showcasing a never ending outlook across native bush and gum forest, you will have 106 acres to explore to your heart's content, while living in a gorgeous homestead guaranteed to provide supreme comfort.

With 15 cleared acres including grazing land, you will have plenty of opportunity to have horses, create a small hobby farm and let the kids run wild.

Features of the home include;-

\*Single level home embraced by a wide, wraparound verandah, established gardens and Black Bobs creek to the northern boundary

\*Floor to ceiling windows in every room provide a beautiful connection to the picturesque surrounds



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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**For Lease**  
\$1350

**View**  
By Appointment

**Contact**  
**Sophie Desprez**  
0425 202 742  
sdesprez.bowral@ljhooker.com.au

**LJ Hooker Bowral**  
**(02) 4811 1918**

- \*Spacious open plan living area enjoys the warming ambience of a slow combustion fire
- \* Stunning gas kitchen boasts excellent storage, quality appliances and a breakfast bar
- \* Four bedrooms, three with built in robes, the master suite equipped with a walk-in robe
- \* Elegant bathroom is fully tiled, and includes a luxurious clawfoot bathtub and a shower
- \* Ducted reverse cycle a/c throughout
- \* Ample water supply with 100,000L drinkable rainwater, 50,000L water storage for stock and gardens, and a large dam
- \* Peaceful and private location yet only 10 mins from Moss Vale and 5 mins from the Hume Expressway
- \* Just 1.5 hours to the heart of Sydney, Wollongong or Canberra.

Available from 21st June 2025.

Call our Property Management Team on (02) 48 111 918 for more info or to book your inspection.

## More About this Property

<b>Property ID</b>	WAHVU
<b>Property Type</b>	House
<b>Including</b>	Toilets (2)

**Sophie Desprez 0425 202 742**

Principal | [sdesprez.bowral@ljhooker.com.au](mailto:sdesprez.bowral@ljhooker.com.au)

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