

1497 Sutton Road, Sutton

"Escape, Invest, or Build a Legacy"

Set across 91 hectares of fertile, well-kept land, 1497 Sutton Road is that rare combination of seclusion and convenience just 15 km from the ACT border and 18 km to Canberra Airport. Here, you can run a genuine grazing enterprise, create a family retreat, or build the rural lifestyle you've always imagined.

The land itself is thoughtfully laid out with seven paddocks, quality exclusion fencing, dams, and water reticulation feeding concrete and poly troughs across the property. Bore water, plus multiple hillside poly tanks, and interlinked rainwater tanks ensure water security year-round.

For those serious about farming or just wanting the reassurance of infrastructure in place, you'll find cattle yards, a grain silo, truck ramps, and extensive shedding, including a 335 sqm machinery shed with three-phase power, a 181 sqm hay shed, and a 92 sqm livestock facility. Everything here is built for practicality, resilience, and scale.

Accommodation is flexible:

- A three-bedroom cottage provides immediate rental income or a

4 2 0

FOR SALE
By Negotiation

VIEW
By Appointment

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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.

LJ Hooker

comfortable home base.

- A self-contained studio welcomes guests, extended family, or farm workers.

And when you're ready, a prepared house site with electricity, bore water, 126,000 litre concrete inground tank and sweeping views is waiting for your dream build.

This long-owned family property is set in a pristine country location - close enough to commute, yet private enough to feel a world away. Whether you're looking to expand your grazing, create a multi-generational homestead, or secure a rare large holding so close to Canberra, 1497 Sutton Road offers scale, infrastructure, and potential in one.

Key features:

- 91 ha / 224 acres with fertile soils and excellent water security
- 7 paddocks with shelter belts, quality fencing and reticulated troughs
- Bore, dams, 126,000-litre underground tank + multiple poly tanks
- Extensive shedding with three-phase power: machinery, hay and livestock facilities
- Stock infrastructure including cattle yards, grain silo and truck ramps
- 3-bedroom cottage + 1-bedroom studio
- Prepared house site with spectacular outlook
- 15 km to ACT border, 18 km to Canberra Airport

MORE DETAILS

Property ID	8MJ09
Property Type	AcreageSemi-rural
Including	Toilets (1)

Troy Thompson 0408 694 917

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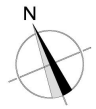
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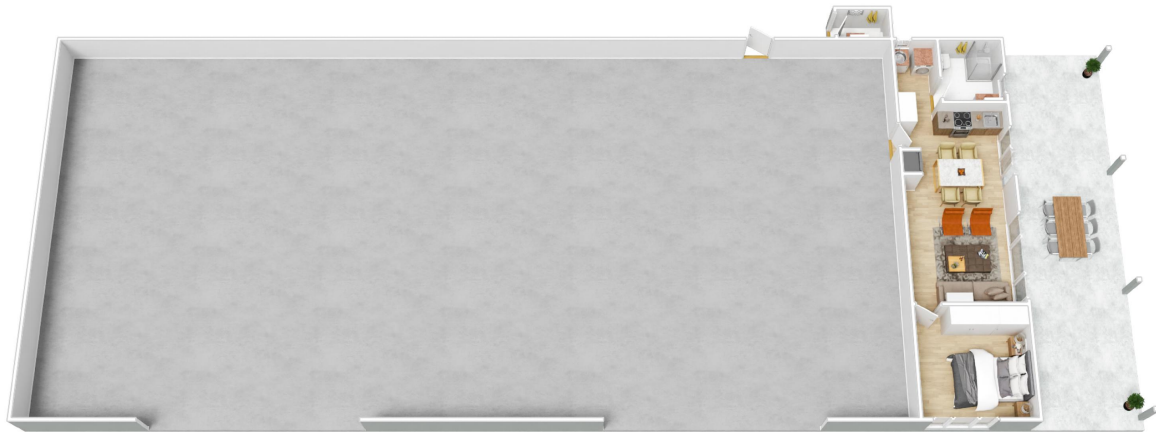
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House



Studio

The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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