



159 East Tallagandra Lane, Sutton

Space, Seclusion, and Sophistication in Sutton!

As you wind your way down the tree-lined driveway, the feeling sets in - peace, privacy, and a true sense of home.

Set on 20 acres, this architecturally designed residence is surrounded by lush lawns, established gardens, and a natural bushland backdrop. It's a property that blends modern comfort with timeless country charm, just 2 km from Sutton Village and an easy 14 minutes into Dickson.

Designed to capture light and connect with its surroundings, the home features expansive cedar windows, travertine floors, and flowing living spaces. From the warmth of the fireplace in winter to summer evenings with doors wide open to the covered deck, this is a home designed for living well in every season.

Inside you'll find four spacious bedrooms, including a main suite with dressing area, walk-in robe, and ensuite with bath. Multiple living spaces offer room for both entertaining and quiet retreat, while practical additions like a mudroom, laundry, and abundant storage make country living effortless.

4  2  2 

FOR SALE

Auction, Sat 18th Oct at 2:00pm

AGENTS

Troy Thompson

0408 694 917

troy.thompson@ljhooker.com.au

Alan Tongue

0412 630 977

atongue@ljhookercountry.com.au

AGENCY

LJ Hooker Country Canberra

(02) 6213 3999

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**

Outdoors, established gardens, a private courtyard with water feature, and a choice of terraces invite you to relax and entertain. Walk the boundary and you'll discover native bushland, a dam, and a creek that flows after rain - all part of the lifestyle that makes this property so special.

Practicality hasn't been forgotten, with bore water, a 112,500L rainwater tank, irrigation system, underground power, secure fencing, and a range of sheds for storage, hobbies, or animals. It's a property that feels like a retreat yet keeps life simple and connected.

This is more than a home. It's a lifestyle of space, seclusion, and sophistication, all within easy reach of Canberra.

Key features at a glance:

- 20-acre property with tree-lined sealed driveway and electric security gate
- Architecturally designed, north-facing home filled with natural light
- 4 bedrooms, 2 bathrooms, guest powder room + multiple living spaces
- Main suite with dressing area, ensuite, and walk-in robe
- Travertine marble flooring, cedar windows, Carrara marble kitchen island
- Ducted gas heating, reverse-cycle air conditioning, and slow-combustion fireplace
- Covered entertaining deck and private courtyard with water feature
- Double garage with workshop and covered outdoor storage
- Additional outbuildings: cedar shed with poultry yard, 2-year-old 4x8m shed, greenhouse
- 112,500L rainwater tank, bore, creek, and dam with backup pump
- Irrigation system for lawns and gardens
- BIO-Septic system with quarterly servicing
- Underground power, reliable rural internet, back-to-base security system
- School bus at the gate; minutes to Sutton, 10-12 minutes to Gungahlin, 14 minutes to Dickson

MORE DETAILS

Property ID	HDJ09
Property Type	House
House Size	282 m2
Land Area	20 acre
Including	Ducted Heating Woodfire

Troy Thompson 0408 694 917

Director | Head of Land Marketing | Licensed Agent |
troy.thompson@ljhooker.com.au

Alan Tongue 0412 630 977

Sales Consultant | atongue@ljhookercountry.com.au

LJ Hooker Country Canberra (02) 6213 3999

Suite 2C, Level 1, Gungahlin Village, 46-50 Hibberson Street,
GUNGAHLIN ACT 2912

countrycanberra.ljhooker.com.au | country@ljhookercountry.com.au





The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

159 East Tallagandra Lane, Sutton



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.

