







161 Goolabri Drive, Sutton

A Home. A Way of Life.

There are properties where the house is the attraction, and others where it's all about the land and lifestyle. At 161 Goolabri Drive, you don't have to choose between the two.

More than 25 years ago, the owners had the opportunity to choose their block within Goolabri Estate. They chose this one. Elevated, private and positioned to take in the beautiful outlook across the surrounding countryside.

From there, they created a home of genuine substance. Built in 2000 as a builder's own home, it has been carefully maintained and loved by the same family ever since. It's a home that feels generous without losing its warmth, with four bedrooms, multiple living spaces and an easy connection between the indoors, gardens and views.

At the heart of the home, the kitchen and open living areas are filled with natural light and look out across the established grounds. A wood fire brings warmth and character through the cooler months, while seven-zone in-slab heating and evaporative cooling provide year-round comfort.

One of the real surprises is the 55m² sunroom, a generous additional living space that extends the way the home can be enjoyed and

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FOR SALE
$2,450,000-$2,550,000

VIEW
Sun 15th Nov @ 1:45PM - 2:15PM

AGENTS
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Interested parties must rely solely on their own enquiries.

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provides another wonderful place to sit back and take in the setting.

Outside is where more than two decades of care really shows.

The established gardens wrap beautifully around the home, with irrigation helping maintain the lawns and landscaping. Beyond them, approximately 12.5 acres provide the breathing room people come to Sutton looking for, complemented by a dam, bore, substantial water storage and a 16m x 8m four-bay shed.

And then there are the views.

Morning coffee as the sun comes up, family and friends gathered together, or simply finding a quiet spot at the end of the day. It's easy to understand why this particular piece of Goolabri was chosen all those years ago. That feeling is also reflected in what the owners have loved about living here: the peace and quiet, morning coffee out the back, an evening wine, the views and the sunsets.

All of this sits only minutes from Sutton Village and within easy reach of Canberra. It's that combination of country space, community and convenience that continues to make this pocket of Sutton so special.

The current owners found their patch of ground and made it theirs.

Maybe now, it's time to make it yours.

Property Highlights

- Approximately 12.5 acres
- Builder's own home, constructed circa 2000
- Four bedrooms and three bathrooms
" Multiple generous living areas
" Approximately 55m² sunroom
" Approximately 389m² total living and garage area
- Double garage plus 16m x 8m four-bay shed
- Seven-zone in-slab heating
- Wood fireplace and evaporative ducted cooling
- 5kW solar system with 18 panels
- Approximately 96,000L house water tank
- Two approximately 19,000L garden tanks
- Bore and dam
- Irrigation throughout the established gardens
- Taylex aerated wastewater treatment system
- Elevated position with expansive rural views
- Minutes to Sutton Village and convenient to Canberra











MORE DETAILS

Property ID	NKJ09
Property Type	House
Land Area	12.47 acre
Including	Ensuite
	Toilets (3)

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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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