



170 Bidges Road, Sutton

A Landmark Sutton Estate of Rare Quality and Scale

Auction Location: On-Site

There are homes that impress with their size, and others that stay with you because of how beautifully everything comes together. At 170 Bidges Road, exceptional craftsmanship, established grounds and highly considered rural infrastructure combine to create one of Sutton's most complete lifestyle estates.

Set across approximately 13.29 hectares, or 32.8 acres, the property makes an immediate impression. A tree-lined driveway leads through magnificent landscaped grounds to a substantial residence that sits privately within its surroundings. Sweeping lawns, mature native trees, established gardens and open paddocks create a setting that feels peaceful, refined and wonderfully settled.

The main residence offers approximately 409.3m² of living, with generous proportions, beautiful natural light and an easy connection between the indoor and outdoor spaces.

At the heart of the home is an expansive open-plan kitchen, dining and family area. Sleek cabinetry, stone surfaces, a large island bench

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AUCTION

Sat 24th Oct @ 11:00AM

VIEW

Sat 3rd Oct @ 12:00PM - 12:30PM

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and broad walls of glass create a bright and sophisticated centre for everyday living and entertaining. The home continues into multiple living zones, an enclosed bar and barbecue area, and a northern paved entertaining space overlooking the gardens.

Accommodation includes four generous bedrooms and a dedicated office. The impressive main suite features a private ensuite, while the beautifully finished main bathroom includes a freestanding bath positioned to enjoy the garden outlook. A second ensuite, two additional toilets and excellent storage make the home exceptionally comfortable for families and guests.

Every season has been carefully considered. Zoned geothermal in-slab heating, ducted reverse-cycle air conditioning and a slow-combustion fireplace provide year-round comfort. Aluminium double-glazed windows with argon gas and Low-E glass further enhance the home's thermal performance.

Energy efficiency is supported by an approximately 10kW solar array, two Tesla batteries with approximately 13kWh capacity each, and a 315-litre Apricus solar hot-water system.

Beyond the main residence, a separate two-bedroom flat with an office, kitchen, bathroom and laundry provides valuable flexibility for extended family, guests, independent living or working from home. It is attached to a powered brick workshop, with an additional steel-framed shed and separate workers' amenities nearby.

Water security is another defining strength. The main residence is supported by an approximately 126,000-litre underground concrete tank, while the flat has its own approximately 100,000-litre underground tank. The tanks can be interconnected for emergency supply.

Two dams provide approximately six megalitres of combined water storage, while a productive bore producing approximately 2,400 gallons per hour supports the broader property reticulation. Automatic garden sprinklers, drip irrigation, paddock troughs and dedicated irrigation to the driveway trees, hedges and established plantings help maintain the property's remarkable presentation.

The rural infrastructure includes six paddocks, stock handling facilities, internal stock fencing, rabbit-netted external fencing and established shelter belts. Power, water and phone services are also available at a separate nominated building site, providing potential flexibility for an additional dwelling, subject to council and statutory approvals.

Despite the privacy and scale, the property remains conveniently connected to Sutton village and Canberra. It offers the rare opportunity to enjoy a genuine country lifestyle without giving up access to employment, schools, services and city amenities.

Beautifully established, exceptionally equipped and created with an extraordinary level of care, 170 Bidges Road is a property that must be experienced to fully appreciate its quality, scale and sense of place.

Property highlights:

- " Approximately 13.29 hectares or 32.8 acres
- " Approximately 409.3m² main residence
- Four bedrooms plus dedicated office
- Three bathrooms, including two ensuites
- " Two additional separate toilets
- " Approximately 89.87m² triple garage

- Expansive open-plan kitchen, dining and family living
- Multiple indoor and outdoor entertaining areas
- Enclosed bar and barbecue area with fireplace
- Northern paved entertaining area with automated Markilux blinds
- Zoned geothermal in-slab heating
- Zoned ducted reverse-cycle air conditioning
- Slow-combustion wood fireplace
- Aluminium double glazing with argon gas and Low-E glass
- Approximately 10kW solar array with 44 panels
- Two Tesla batteries with approximately 13kWh capacity each
- 315-litre Apricus solar hot-water system
- Separate two-bedroom flat with office, kitchen, bathroom and laundry
- Powered brick workshop and separate steel-framed shed (20 cars approx)
- Approximately 226,000 litres of underground rainwater storage
- Two dams with approximately six megalitres of combined storage
- Bore producing approximately 2,400 gallons per hour
- Extensive garden, tree and paddock irrigation
- Six paddocks with troughs and stock handling facilities
- Eight-camera security system and internal alarm
- Fibre-optic internet connection
- Separate serviced site offering future flexibility, subject to approval

MORE DETAILS

Property ID	NFJ09
Property Type	House
House Size	500 m2
Land Area	32 acre
Including	Study

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