







2 Darmody Place, Sutton

A Place to Grow, Gather and Call Home.

There is something about 2 Darmody Place that you feel before you even reach the front door.

As you make your way down the driveway, the pace seems to slow. The views open up, the noise disappears and it's hard to believe you're still within such easy reach of Canberra.

Set across approximately 40 acres in one of Sutton's tightly held lifestyle pockets, this is a property that is a family home, a place where the kids can grow up, friends gather, and summers spent around the pool.

The north-facing home has been designed to embrace its setting, with beautiful natural light, raked ceilings and generous living spaces creating a relaxed country feel. Multiple living areas provide plenty of room for a growing family, while the kitchen and family spaces naturally become the heart of the home.

Step outside and the lifestyle really comes to life. The pool and entertaining areas can be the backdrop to countless memories, and the elevated position captures what the owners believe is one of the

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FOR SALE
$2,100,000-$2,300,000

VIEW
Sat 7th Nov @ 9:30AM - 10:00AM

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AGENCY
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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

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finest outlooks in Darmody Place.

And then there is the land.

40 acres gives you the freedom to make this property your own. Horses, livestock, a motorbike track, an arena, the dams, improved pastures or simply enjoying the space exactly as it is - there is room here for the next family to create their version of country life.

There may also be potential to explore a second dwelling or dual-occupancy opportunity, subject to council approval and all relevant planning requirements. The shape and scale of the property could provide excellent separation and privacy should the appropriate approvals be obtained.

All of this comes with one of the property's greatest advantages, you can feel a world away while remaining remarkably connected to Canberra.

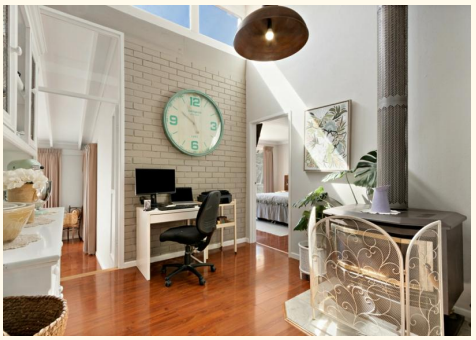
Property Highlights
Approximately 40 acres in a private Sutton setting
Beautiful elevated valley and rural views
North-facing family home with solar-passive elements
Four bedrooms plus flat or potential 5th bedroom
Multiple living zones including family, living, media and rumpus rooms
Generous kitchen positioned at the heart of the home
Raked ceilings and wonderful natural light
Fireplace and reverse-cycle heating and cooling
Swimming pool and outdoor entertaining areas
Powered workshop and four-bay steel shed
Space for horses, livestock, recreation and hobby pursuits
Potential second dwelling/dual occupancy opportunity, subject to approval
Established trees and peaceful rural surrounds
Easy access to Sutton village and Canberra

For the current owners, the lasting memory of Darmody Place is simple - peace, family, space and that view.

Now it's ready for another family to make it their own.











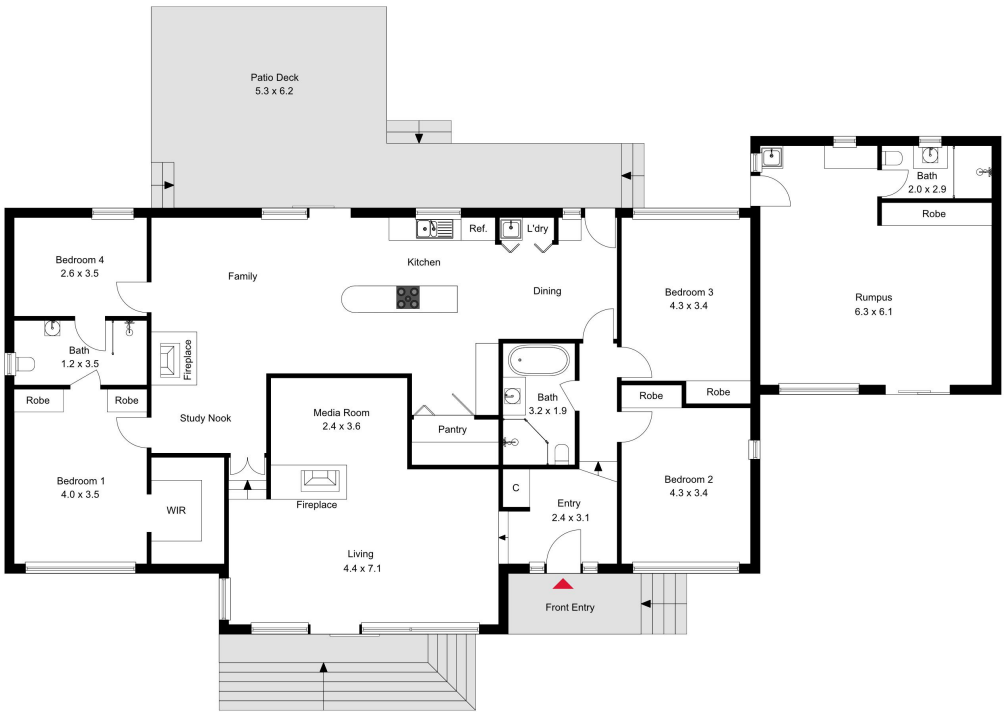
MORE DETAILS

Property ID	NHJ09
Property Type	House
House Size	204 m2
Land Area	16.19 hectare
Including	Air Conditioning Pool

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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.

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