



3 Darmody Place, Sutton

A Private 42-Acre Lifestyle Estate with Dual Living in the Heart of Sutton

Set quietly at the end of a peaceful cul-de-sac in one of Sutton's most tightly held pockets, 3 Darmody Place offers a rare opportunity to secure a substantial rural lifestyle property just moments from the heart of the Sutton community and within easy reach of Canberra.

Positioned proudly on a north-facing hillside, the main residence captures beautiful natural light throughout the day and enjoys sweeping rural outlooks and memorable sunsets across the surrounding countryside. Accessed through automatic gates and a tree-lined driveway, the property immediately offers a sense of privacy, space and arrival.

Inside, the home is generous in scale and thoughtfully designed for family living. The upper level welcomes you with soaring ceilings and an expansive open-plan kitchen, living and dining area that flows seamlessly onto an elevated deck makes the perfect place to relax, entertain and take in the surrounding landscape.

The master suite provides a private parents' retreat with its own

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FOR SALE
\$2,950,000-\$3,050,000

VIEW
Sat 28th Mar @ 11:00AM - 11:30AM

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 **LJ Hooker**

balcony, large built-in robes and ensuite. Downstairs, additional bedrooms and a spacious rumpus area create flexibility for growing families or guests, with the layout also offering potential for semi-self-contained living.

Outdoors, the lifestyle offering continues with a solar-heated inground pool and spa, providing the ideal setting for long summer afternoons with family and friends.

The 42 acres (approx.) offer a wonderful balance of open space and natural bushland. With multiple paddocks, dams, horse infrastructure and a bore in place, the property presents genuine versatility for horse enthusiasts, hobby farmers or those simply seeking room to breathe. There is also scope for the next owner to further shape and enhance the land to suit their vision.

Adding further flexibility is a separate three-bedroom residence, privately positioned with its own access from East Tallangandra Lane. Whether used for extended family, guest accommodation or as a rental income stream, this second dwelling broadens the possibilities of the property.

What truly sets this property apart is its location. Sutton remains one of the region's most loved rural communities and known for its welcoming country feel, local bakery and café, pony club and strong sense of community, all while being only a short drive to Canberra.

Properties offering this scale of land, dual living flexibility and proximity to the city are increasingly rare, making 3 Darmody Place a truly special lifestyle opportunity.

Key Features

Main Residence

- Expansive north-facing family home
- 4 bedrooms plus study with 3 bathrooms plus powder room
- Generous open-plan kitchen, living and dining
- Elevated entertaining deck with rural outlooks
- Large rumpus room with kitchenette
- Master retreat with private balcony and spa ensuite
- Two slow combustion fireplaces with ducted heating
- Split system air conditioning
- Solar system
- Security system

Outdoor Living

- Solar-heated saltwater swimming pool and spa
- Circular driveway with automatic gated entry
- Beautiful north-facing hillside position

Land & Infrastructure

- 42 acres (approx.)
- Bore with multiple standpipes
- Fully fenced horse arena
- Machinery shed
- Approx. 92,000L water storage

Second Residence

- Updated 3-bedroom home
- Separate access via East Tallangandra Lane
- Private house yard
- Ideal for extended family or rental income

Properties offering this scale of land, dual living flexibility and

proximity to Canberra are increasingly hard to find. Whether you are seeking space for family, room for horses, or simply the opportunity to enjoy a quieter country lifestyle while staying connected to the city, 3 Darmody Place presents a rare and compelling Sutton opportunity.

MORE DETAILS

Property ID	JXJ09
Property Type	House
Land Area	169300 m2

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