



## Sutton, 89 Old Gold Mines Road

### Charming Off-the-Grid Converted Home in a Serene Setting

Welcome to 89 Old Gold Mines Road in the charming town of Sutton! This inviting property features a uniquely approved agricultural shed offering three cozy bedrooms, one well-appointed bathroom, and a spacious garage for all your storage needs. Set on a generous 2.34-hectare block, it provides ample space for outdoor activities and relaxation.

Enjoy the best of both worlds with an easy commute to Canberra, allowing you to savor the city's amenities while retreating to your peaceful rural haven. The open floor plan of the home is perfect for entertaining guests or simply enjoying a quiet evening in comfort.

Located on a tranquil street, this property promises a serene setting and a strong sense of community in Sutton—a perfect place for families or those seeking a quieter pace of life while staying connected with friends and neighbors.



**Disclaimer:** 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.



**For Sale**  
\$1,350,000 - \$1,400,000

**View**  
[ljhooker.com.au/EPJ09](https://ljhooker.com.au/EPJ09)

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**LJ Hooker Country Canberra**  
**(02) 6213 3999**

Don't miss out on this fantastic opportunity to make this beautiful property your own. Schedule a showing today and see firsthand what makes this home so special!

- 2.34ha
- Approved clearing for APZ (asset protection zone)
- 2000m2 building envelope
- Owners have approved plans for a 520sqm four bedroom home
- Ozzi Kleen RP10 sewerage system
- Three bedroom converted shed
- Two living areas
- One car garage
- Dam on the property
- Slow combustion fireplace with split system
- Outdoor entertainers dream - covered paved area, firepit and veggie patches bas cooking
- Premises is off the grid with 5.5KW Trina Duomax solar panels, 24 Kwh Battery and a 10Kva back-up generator
- Selectronic certified inverters.
- Selectronic SP Pro Charge controller
- Clenergy racking system
- 1 x 10kva generator

## More About this Property

|                      |              |
|----------------------|--------------|
| <b>Property ID</b>   | EPJ09        |
| <b>Property Type</b> | House        |
| <b>Land Area</b>     | 2.34 hectare |

### Troy Thompson 0408 694 917

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### Alan Tongue 0412 630 977

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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.

89 Old Goldmines Road, Sutton

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