



Sold

7107 Illawarra Hwy, Moss Vale



'SUTTON HOUSE' (circa 1930)

A STYLISH, 1930's RENOVATED COTTAGE, RICH IN CHARM AND APPEAL AND SET BACK FROM THE ROAD ON AN ESTABLISHED 1 ¼ ACRES (5054m2)

THE SETTING IS CAPTIVATING

- * Entrance from front verandah with security screen door
- * 3 double bedrooms
- * Plantation shutters & French doors to deck in bedroom 1
- * Built-in robes in 2
- * Bathroom with shower, deep bath, w.c. vanity & plantation shutters
- * Well appointed galley kitchen with Euromaid gas and electric cooker, stainless steel flue, double ceramic sink, good storage, timber benchtops and rural vistas
- * Dining adjacent to kitchen with split-system air conditioning and sliding doors to rear deck
- * Lounge (sunny) with slow combustion/open fire with timber mantle and colonial timber windows
- * Solid Australian hardwood timber floors in living areas
- * Decorative cornices
- * 9ft ceilings

🛏 3 📶 1 🚗 4 📏 5,054 m2

Price	SOLD
Property Type	Residential
Property ID	253
Land Area	5,054 m2

Agent Details

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Office Details

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 7 station street Mittagong NSW
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 02 4872 1162



- * Solar panels – 8.2 kws
- * Back to base security alarm system
- * Integrated laundry with storage
- * In-ground solar heated, saltwater, swimming pool (8m x 3m – depth 1m to 1.8m) installed 2020
- * Insulation in roof and under floor
- * Roof storage
- * 5000 litre water tanks x 3 for the garden
- * Detached garages by 4 with power plus a work shop area with multiple uses
- * Fruit trees and a dam
- * Landsize: 5054m² (1¼ acres approx.)

SITUATED ON FULLY FENCED, PARK-LIKE GROUNDS AND LOCATED OPPOSITE THE SHW (SOUTHERN HIGHLANDS WINERY) AND WITHIN A SHORT DRIVING DISTANCE TO PEPPERS 5 STAR HOTEL & GOLF COURSE, HILLVIEW HERITAGE ESTATE AND THE HUME MOTORWAY CENTRAL TO EVERYTHING!

We accept no responsibility for misstatement, omission or error contained in this document. Interested parties should rely on their own enquiries

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