



**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

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	253
<b>Land Area</b>	5,054 m2

**Agent Details**

Susie Embleton - 0488 568 688

**Office Details**

Mittagong  
 7 station street Mittagong NSW  
 2575 Australia  
 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: 5054m<sup>2</sup> (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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