






**12942 Hume Highway Sutton Forest NSW**

5  2  5 

**Price** : Offers Above \$2,695,000

**Land Size** : 9.91 ha

**View** : <https://www.acreagesales.com.au/7950935>



**Melinda Bargallie**  
0429858321



**Jade Geary**  
0439218648

Upon entering this residence you are greeted with a sweeping 400 metre long driveway that leads you to an elevated impeccably designed Home.

Progressing along the drive you will notice to your left to be flat and perfect for future shedding or equestrian pursuits, gaze to the right to enjoy seeing rolling hills that are perfect for an organic vineyard or primary production.

Arriving at the crest you are greeted with a bespoke manor that has been meticulously designed to take in the 360 degree panoramic views, nestled in the rolling hills with total seclusion you cannot help but fall in love with this property.

The home has 5 bedrooms, 2 kitchens, media room and a retreat area - everything needed for intergenerational living. Multiple outdoor living areas to take in the beautifully landscaped surroundings.

Views from every room bring the picturesque vista inside and provide a calming atmosphere, with the master craftsman kitchen being central to the heart of the home and an entertainer's dream.

Adding to the estates appeal are its functional workshop /barn complete with double carport that can accommodate a Winnebago, and a further 3 car garage and workshop to the rear of the property. There is a current development application for a further 560 sq. m of sheds awaiting council approval and plans can be provided.

Perfectly and conveniently located minutes from the Illawarra Hwy giving access to the South Coast, Moss Vale and Mittagong, making this property centrally located.

#### Endless Opportunities:

- Primary Production ready
- Surrounded by horse studs
- Surrounded by 7 vineyards
- Surrounded by cattle farms
- Generational living as a secondary dwelling can be built (STCA)
- Air BNB or Bed and Breakfast ready
- Potential for introduction of tiny homes
- Landbank as this location is the next corridor to access the south coast from Wilton
- Current Development Application for further sheds
- Perfect access for truck and trailers
- 24.49 acres (9.91 ha)

This well-appointed home is move in ready, with a wonderful rural lifestyle awaiting your inspection.

\* Please note that all webpage enquiries require a contact number AND an email address. Enquiries that do not have this information will not receive a response.

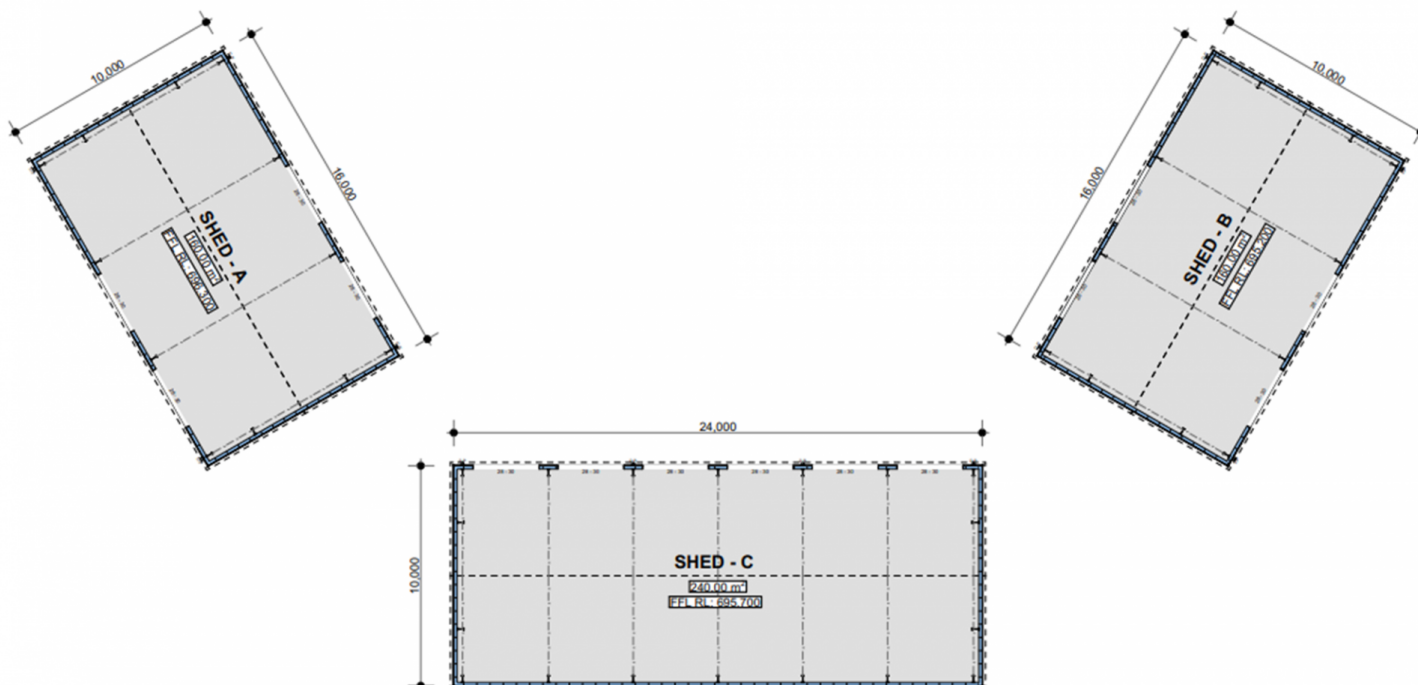
\* Photo identification must be presented to the agent by all parties prior to inspections. All care has been taken in providing accurate information in this advertisement. However, prospective purchasers are to rely on their own enquiries.





## 12942 Hume Highway, Sutton Forest

Floor plans and site plans are for illustrative purposes only. They are not part of any legal document or title and are subject to errors, omission, and inaccuracies. Whilst every attempt has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, cupboards etc are approximate only.



1

