



'Bridgewater Lodge' - A Rare Highlands
Offering- 100 Acres of Dream Rural Living



5



3



3

13230 Hume Highway, Sutton Forest

Contact Agent

An outstanding opportunity presents itself to secure ‘Bridgewater Lodge’, a character-filled sandstone homestead set on 100 acres in the heart of Sutton Forest.

Dating back to the 1880s, this charming sandstone residence showcases timeless appeal, with original features carefully maintained & sympathetically enhanced over time. The home offers five bedrooms, three bathrooms & a selection of formal & informal living & dining areas along with an office space, making it ideal for family living or a weekend retreat.

Surrounded by approximately three acres of established gardens, the property is framed by mature trees, water features & tranquil spaces, including a tennis court & gazebo that extend the home’s living areas outdoors.

Additional improvements include a shearing shed, machinery shed, hay shed & carport for three vehicles. The property is well-watered via a bore & dam, with approximately 60% cleared, making it currently suited to cattle but also ideal for equestrian pursuits or other rural ventures.

With a north-facing orientation, excellent access adjoining the motorway for commuting & zoning under C3 Environmental Management, ‘Bridgewater Lodge’ is a property with endless potential. Whether restoring further to its former glory or embracing its current charm, this

Property ID:	L37058060
Property Type:	Lifestyle
Building / Floor Area:	284
Carports:	3
Land Area:	100.0 acres

Matthew Anstee
0400 555 088
matthew.anstee@sh.rh.com.au

estate provides a truly rare opportunity in the Southern Highlands.

Contact Agent

For further information or to arrange your private inspection please contact:

Matthew Anstee – 0400 555 088 or Clayton Smith 0459 575 988