

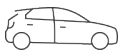
520 Acres- A Rare Rural Gem in Sutton Forest



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13302 Hume Highway, Sutton Forest

Expressions of Interest

A magnificent opportunity to secure this rural gem, located in the popular Southern Highlands.

Only 2 hours from Sydney & 1 hour from Canberra, this magnificent 210-hectare holding offers a unique combination of lifestyle, income potential & unrivalled Southern Highlands views.

Set on 520 acres, with approximately 40% cleared, the property features a recently renovated north-facing homestead that has been thoughtfully designed to embrace its stunning rural setting. The three-bedroom residence offers open plan living, dining & kitchen spaces, complemented by a sunroom capturing 180-degree vistas across the rolling landscape. Every bedroom is complete with its own ensuite, while the master enjoys a walk-in robe. Hydronic heating throughout ensures year-round comfort & a dedicated office provides flexibility for work or study from home.

Practicality meets luxury with a four-car garage & four bathrooms, ensuring ample space for family & guests. The property also benefits from a 45 megalitre spring water licence & zoning under C3 Environmental Management.

An outstanding highlight is the significant biodiversity opportunity- potentially up to \$5.7 million in biodiversity credits- offering an extraordinary chance for hobby farmers or investors

Property ID:	L37060419
Property Type:	Lifestyle
Garages:	4
Land Area:	520.0 acres

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alike to unlock future income while conserving this pristine landscape.

With sweeping rural vistas, endless serenity & a location in the heart of the Southern Highlands, this rare offering is one not to be missed.

For further information or to arrange your private inspection please contact Matthew Anstee 0400 555 088 or Clayton Smith 0459 575 988.