



**63 Blackwattle Track, Laguna**



## Rare Opportunity to Acquire a Hidden Gem in One of Laguna Villages Finest Locations!

Set upon a scenic knoll of a hill, a cosy character cottage looks over distant mountain ranges and green valley pastures below. **17.5 hectares (45 acres)** of tree studded grounds, striking rock features and established leafy gardens add to the appeal of this beautiful acreage, privately perched only 200m behind the Laguna Village. The location of this rural holding is second to none!

The timber slab home has a country charm that will have you falling in love from the moment you arrive. Entering through a winding garden path onto the undercover timber verandah you will appreciate the views filtered through the Australiana bush land surrounds. Inside you are welcomed by the same charm that is on the outside of the home. A large living & dining area adjoins the timber country kitchen with split system air conditioning, a slow combustion fireplace and gorgeous stained-glass windows throughout. A private lower level comprises the large master bedroom with a modern ensuite, two built-in-robos, air-conditioning, a ceiling fan and access to a timber deck to enjoy those amazing views. A second bedroom and study are situated on the other side of the home as well as an internal laundry and bathroom.

Separate to the house is an air-conditioned self-contained cottage with its own kitchenette and bathroom. Set on the northern side of the hill, it enjoys glorious views once again. The cabin makes a great guest suite for family & friends or could have potential for BnB accommodation.

3 3 17.50 ha

**Price** SOLD for \$1,800,000  
**Property Type** Residential  
**Property ID** 109  
**Land Area** 17.50 ha

### Agent Details

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### Office Details

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The property is serviced by tank water, mains power & solar power. Both the house and cottage run well on the full solar system but back-up electricity is connected from the grid if required & easily changed over with the click of a switch. A land line phone, T.V connection and satellite internet will give you all the comforts and mod cons of modern living. Two dams, one being huge, is a great water supply for gardens & pets.

Nearby the house is a vegetable garden, fruit trees & chicken coop. A large shed/workshop will look after any tools & equipment. The property has the benefit of multiple trails through the beautiful bush land ideal for bush walking, horse riding or mountain biking. It also has grassed arable acres that could be suitable for horses or other livestock. The current owners have also set up a successful bee farm to make your own honey & wax.

This unique 'Laguna Gem' would make the perfect country getaway or live-in lifestyle property. A convenient 2-minute drive or easy walk to the Great Northern Trading Post/Laguna Wine Bar, Laguna Primary School & Providore, or 10 minutes' drive to the historic Wollombi Village and within a 70-minute drive from the M1 interchange Wahroonga/Sydney. If you have been thinking of doing the tree change, this property is the one!

Things you will love about this picturesque acreage...

- One of the best locations Laguna has to offer
- Glorious views
- 2-bedroom + study timber slab cottage
- 1-bedroom self-contained cabin
- Open plan living/dining
- Timber country kitchen with gas stove
- Large master bedroom with ensuite, BIR's & access to private deck
- Second bedroom & study
- Internal laundry & bathroom
- Reverse cycle air conditioning – living room, master bedroom & in the separate cabin
- Slow combustion fireplace
- Extensive wrap around outdoor decking/verandah
- Undercover outdoor entertaining area
- Two dams – one of which is huge!
- Picturesque mountain bush land mixed with some cleared grassy pockets with trails throughout to explore
- Tree studded grass land suitable for livestock
- Easy 2wd access
- Mains power & solar power
- Land line phone connection
- Satellite T.V & internet connection
- Within walking distance or approximately 2-min drive to Laguna Village/Great Northern Trading Post

- Approximately a 10 min drive to Historic Wollombi township
- Approximately a 70-min drive from M1 Wahroonga/Sydney interchange

For further details please contact Garry Musgrove M:0429 663 026 or Kurt Musgrove M: 0497 281 475

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