

Sold



173 Bagnalls Creek Rd, Paynes Crossing



Stylish Rural Retreat with Valley Acres

Boasting many arable acres this **41.64 hectare (approx. 103 acre)** rural holding is an ideal weekend retreat with the potential to build your dream home in the future. Perfect as is if you are looking for a lifestyle retreat to kick back and relax, run a few horses/livestock, grow your own vegetables/fruit trees or you can make the most of the scenic countryside and set up a permanent place to call home, the choice is yours! This diverse rural property has many possibilities.

The property features a huge 198sqm industrial inspired shed conversion/retreat. Styled very nicely, a highlight is the top of the line kitchen with electric fan forced oven, 5 burner gas cooktop including wok burner, range hood, dishwasher, lots of storage and bench space plus a walk-in pantry and a generous sized fridge included. A well-appointed huge modern bathroom & laundry is complete with bidet, ceramic wall heater, heated towel rail as well as a spacious shower and plenty of storage. A light and airy open plan living/dining space features a Scandia wood stove with oven, perfect for cooking scones, pizzas or a roast dinner.

The main bedroom and mezzanine are needing the finishing touches which you can put your own ideas and taste into.

A large portion of the shed is open bay and can be used for storage, undercover outdoor entertaining and more. Facing north, the shed takes full

 1  1  8  102.00 ac

Price	SOLD for \$585,000
Property Type	Residential
Property ID	116
Land Area	102.00 ac

Agent Details

Kurt Musgrove - 0497281475
Garry Musgrove - 0429663026

Office Details

Musgrove Realty
3718 Great North Rd Laguna NSW
2325 Australia
02 4998 8383



advantage of the pasture and mountain bush views. An adjoining container/workshop caters for your tools and equipment and is located nearby with easy access. Established fruit trees and vege gardens are within a fenced yard surrounding the shed retreat.

With mains electricity connected your power needs are fully taken care of. Two large 22,000L water tanks supply plenty of water for domestic use. A creek also flows through the property which is a great source of water for livestock and irrigation for gardens.

The property has paddocks either side of the creek with multiple locations you could possibly build a house (subject to council approval). Just a short drive of approx. 15-20 minutes to the Historic Wollombi Village and within a 90-min drive to Sydney, the location is great. Discover all the beautiful Wollombi Valley has to offer such as wineries, cafés, national parks and so much more.

Things You Will Love About This Diverse Rural Getaway...

- Stunning valley floor acreage approx. 41.64ha (103 acres)
- Property qualifies for a dwelling entitlement as it is over 100 acres – build your dream home
- Stylish shed conversion/retreat
- Top of the line kitchen with s/s gas cooktop and electric oven
- Open plan living area with Scandia slow combustion fireplace & oven
- Large modern bathroom/combined laundry
- Upstairs mezzanine area to be completed
- Private main bedroom to be completed
- Large outdoor under cover area ideal for entertaining and storing equipment
- Lockable container workshop/storage area
- Electric hot water system
- Mains power
- 2 x 22,000L poly domestic water tanks
- Multiple paddocks ideal for livestock
- Irrigation from the creek
- Fertile sandy/loam valley floor
- Fringed with natural rising mountain bushland
- Picturesque views and surrounds
- Abundant wild life including wallabies and wombats
- Short drive to Historic Wollombi township
- Within an approx. 90 min drive from Sydney
- Popular Wollombi Valley location
- Perfect weekender/rural retreat
- Wollombi Awaits You!

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

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.