

Sold



1331 Murrays Run Rd, Laguna



### 'Fraser Hill' – Spectacular Mountain Views

Set upon **11.2ha (approx. 27 acres)** in an elevated position, this rendered blue board home has magnificent views to the distant mountain ranges and beyond. The property offers total privacy with scenic bush land surrounds, pockets of grassy plateaus and stunning rock features which can be appreciated from walking trails around the property.

The well-constructed country style home comprises open plan living and a generous size kitchen, a modern country bathroom with separate toilet and a covered verandah making the most of the northerly aspect. The master bedroom has a walk-in-robe and ensuite while the other two bedrooms are a good size and have built-in-robos. Full of character throughout the features of the home include high ceilings, a slow combustion fireplace, reverse cycle air conditioning & ceiling fans.

A large double garage and attached workshop will give you plenty of room for tools & equipment as well as two garden sheds and a carport off the main shed. A double carport is attached to the house and also makes a great undercover entertaining area where the northerly views can be appreciated.

Four large water storage tanks (Approx 90,000L) supply water for domestic use, mains power is connected, a land line phone is available as well as a little mobile phone service and satellite internet would be best for wifi.

Just a short drive of around 15 minutes to Kulnura General Store, Kulnura Public School, local medical centres and more. A scenic 30-minute drive to Historic Wollombi Village and an hour or so to the Hunter Valley vineyards, approx. 45 mins to Central Coast beaches and the M1 Wahroonga

 3  2  5  11.20 ha

<b>Price</b>	SOLD for \$765,000
<b>Property Type</b>	Residential
<b>Property ID</b>	148
<b>Land Area</b>	11.20 ha

#### Agent Details

Kurt Musgrove - 0497281475  
Garry Musgrove - 0429663026

#### Office Details

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Interchange. The property has easy access to Sydney and would make the ideal weekend retreat or permanent lifestyle country property...

#### Things You Will Love About This Gorgeous Rural Hideaway...

- Approx 27 acres of beautiful Australian bush land with pockets of grassy plateaus
- Spectacular views
- Total peace & privacy
- Beautiful country home with an elevated position & northerly aspect
- Generous size kitchen with stainless steel oven & rangehood and a dishwasher
- Open plan living area with slow combustion fireplace
- Three good size bedrooms
- Master bedroom has WIR & ensuite
- Internal laundry
- Modern country bathroom
- Large undercover verandah on northern side of the home
- Lock-up double garage with attached workshop
- Double carport attached to the house - also makes a great entertaining area
- Two garden sheds
- Four large water storage tanks
- Mains Power
- Transpiration septic system
- Just a short drive of around 15 minutes to Kulnura General Store, Kulnura Public School, local medical centres and more
- A scenic 30-minute drive approximatrly to Historic Wollombi Village and an hour or so to the Hunter Valley vineyards, Central Coast beaches and the M1 Wahroonga Interchange.

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

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