



94 Lynch Road, Laguna



## Perfect Weekender with Spectacular Views!

Perched on a high vantage point this cute cabin enjoys breath taking views over Yengo National Park and beyond! Located only 10 minutes' drive to the Great Northern Trading Post/Laguna Wine Bar this nature lover's heaven sits on **10.47ha (approx. 26 acres)** of beautiful Australian bush land.

The cabin is perfectly positioned with a large entertaining deck to soak up the stunning views. Internally the cabin has two good size bedrooms, one bathroom, kitchen and a living/dining room opening onto the expansive timber deck. A slow combustion fireplace will keep you warm in the Winter while ceiling fans will help in the Summer. A dam is situated nearby the cabin which brings the birds and native wildlife up close to watch and enjoy. The property is serviced by mains power, tank water and an approved transpiration septic system.

Perfect for bush walking, the property has many interesting locations including rock escarpments with caves and amazing native flora & fauna. Private & peaceful, the tranquil bushland surrounds will give you a feeling of total relaxation and solace.

Within 2 hours' drive to Sydney the Laguna location is ideal for a weekend away to escape the busy city life. The property is also on the doorstep to Yengo National Park and Watagan State Forest and only 45 minutes' drive to the Hunter Valley Wine Region. Laguna itself has a great community with a local primary school, a highly recommended cafe/restaurant, fresh local fruit & vege providore and the historic Wollombi village only minutes' drive away. Coming into Spring the area welcomes the Sculpture in the Vineyards

2 1 10.47 ha

<b>Price</b>	SOLD for \$433,650
<b>Property Type</b>	Residential
<b>Property ID</b>	188
<b>Land Area</b>	10.47 ha

### Agent Details

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### Office Details

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Festival. The valley also has its own theatre show company 'Valley Artists' who run multiple shows throughout the year. The art scene is certainly a unique and vibrant part of the community.

The Wollombi & Laguna area is becoming a popular wedding destination due to its beautiful landscape and proximity to Sydney, Central Coast & Newcastle.

Things you will love about this Laguna Gem;

- Amazing views to the North-West looking over Yengo National Park & beyond
- Comfortable two-bedroom cabin
- Slow combustion fireplace
- Ceiling fans
- Fully equipped kitchen & bathroom
- Central living/dining room
- Huge outdoor entertaining deck
- Mains power
- Tank water
- Garden/tool shed
- Earth dam which attracts native wildlife and birds
- Super private and quiet
- Interesting caves and rock escarpments
- Beautiful native Australian bushland
- Prolific birdlife & wildlife including wallabies, wombats, kangaroos & koalas
- Within 2 hours' drive to Sydney
- Approximately 10 minutes' drive to Laguna Wine Bar/Great Northern Trading Post
- Approximately 45 minutes' drive to Pokolbin wineries in the heart of the Hunter Valley
- Great community with a vibrant art scene including Wollombi Art Show, Sculpture in the Vineyards and the local 'Valley Artists' theatre shows.

For further information, please call Kurt Musgrove: 0497 281 475 or Garry Musgrove: 0429 663 026.

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