

Sold



3868 Great North Rd, Laguna



'Arcadian Retreat' A Luxury Country Resort Facility!

'Arcadian Retreat' is a luxury accommodation facility nestled upon approx. 45.83 hectares (113 acres). Located centrally to The Laguna village in the beautiful Historic Wollombi Valley, offering easy 2wd access from a tar sealed road with convenient access to Sydney, Newcastle and The Central Coast. The North Connex tunnel is now up and running, minimizing your journey by approx. 20 minutes. Properties of this calibre do not come along every day and there is no better time than 'Right Now' to acquire such a high class holding! With strong returns the property also has the potential to further the already viable guest revenue and potentially add more guest cottages. (Subject to Cessnock City Council D.A approval).

The impressive homestead offers 4 guest bedrooms (Optional live-in homestead), 3 bathrooms, a powder room with disabled access, amazing commercial grade kitchen with a chef's free standing gas stove, two ovens, commercial grade dishwasher and ice machine, stainless-steel work stations with two sinks, large walk-in pantry, butler's pantry and cool room. An extra studio room has been currently utilized as a manager's quarters and receptions area. Conveniently located away from the guest areas, comprising a laundry room, ensuite bathroom and split system reverse cycle air conditioning.

An amazing open plan dining and loungeroom area is centred around a wood burning open fire place which is a focal point of this large open space. A rear paved courtyard with access off the loungeroom/dining areas adds to the many outdoor areas the homestead comprises. An extensive under

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Price	SOLD
Property Type	Residential
Property ID	207

Agent Details

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cover north facing verandah adjoins a gorgeous outdoor dining area, looking over the stunning paddocks and bushland surrounds. Landscaped gardens with trickling water features and one of the best fire pit areas I have seen!! all add to the ambience of this magnificent country estate.

Features of the homestead include 10ft ceilings, down lights, split system reverse cycle air conditioning, Rinnæ hot water system, Satelite T.V connection (smart T.V's), high speed internet connection, three phase mains power plus a solar system, minimizing your power bills.

Four luxury guest suites including a wheel chair friendly suite are located privately from the homestead and have been individually styled. Each suite comes complete with under cover BBQ areas, cosy loungeroom/dining rooms fitted with modern open fire places, kitchenette's, large suite bedroom with ensuite (corner bath and shower) and built-in robes, reverse cycle air conditioning, digital smart T. V's and stylish décor. Each retreat has fantastic bushland and valley floor views and they are all a stone's throw away from an exquisite inground saltwater swimming pool that has been melded perfectly into the natural surrounds with amazing rocks and water feature.

The property blends a mix of approximately 35 acres of pastured paddock land with beautiful mountain bushland terrain, offering walking trails throughout the stunning Australiana landscape. There is a double lock up garage, double carport and sizeable farm shed for all your equipment needs. Fruit trees, a chicken run, and a stockyard suitable for goats plus stock proof fencing are all farming attributes this diverse property has to offer. The property has ample water supply with two dams, a water bore (providing approx. 3 litres per second) with an ionizer providing crystal clear water good enough for drinking. There are three main domestic water storage tanks (3 x 22,000 litres plus 1 x 45,000 litre).

Located on the popular tourist 'Route 33', the historic Wollombi Valley is certainly one to be desired! Boutique wineries, cafes, shops and the home of the Wollombi Sculpture Festival are just a few attractions this early settler's valley has to offer! Discover the surrounding Yengo National Park and Watagan Mountains, whether it be 4-wheel driving, bushwalking or bike riding, the choices are all yours!

Inspections are by appointment with either Kurt Musgrove M:0497 281 475 or Garry Musgrove M:0429 663 026.

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