

Sold



34 Sullivan Rd, Laguna



'Our Place' Rustic Cottage on 23 Magical Acres

Nestled on a grassy plateau in an elevated position, this gorgeous timber-constructed cottage reflects the romance of an Australiana bush-house to a tee! Surrounded by stunning bushland with many natural species of trees, including grey gums, iron and stringy barks, native orchids and beautiful wildflowers. Amazing rock features are a focal point of the property, drawing your eye to the lush landscape surrounds. Rock escarpments, abundant local fauna and flora, intriguing bushwalks and most of all, absolute peace and quiet! The 9.43-hectare (approx. 23 acre) property offers a unique lifestyle in an area that is easily accessible from Sydney, the Central Coast and Newcastle. Situated in the historic Wollombi Valley, the area is rich in history dating back to the early 1800's.

The cottage comprises open plan living spaces, a quaint country-style kitchen, early settlers' inspired bathroom, a spacious downstairs main bedroom with doors opening to the verandah, two upstairs loft rooms and an open mezzanine area, all available as potential sleeping quarters, with lovely views to the hills. Full of character throughout, the features of the home are endless. A stunning, sandstone fireplace is centrally located within the open plan living area, ideal for the winter months, creating a place of warmth to gather with family and friends. Lovely stained-glass windows and hardwood, timber floors compliment the extraordinary timber-slab construction of the house. The high, gabled, roof line provides an open airy feel and extends the sense of space in the living areas.

A large, outdoor, undercover verandah takes advantage of the property's

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Price	SOLD for \$762,367
Property Type	Residential
Property ID	208
Land Area	9.43 ha

Agent Details

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aspect, looking down into the valley and across to the luscious dam, alive with flowering water lilies. Pretty as a picture, the scenery is a photographer and nature-lover's dream location. The house also hosts an easily accessible storeroom underneath, ideal for your equipment and storage needs.

The house is an approved dwelling with an Occupation Certificate; has mains power connected, Foxtel satellite dish for TV, gas hot water system and is accessed via a 2WD track, conveniently located off Blaxlands Arm Road, Laguna. Just a short drive to the Great Northern Trading Post and Laguna Wine Bar, and the magical, historic Wollombi Village a few more kilometers down the road. The property has easy access to Sydney and would make an ideal, weekend retreat for city folks, or those wishing to relocate permanently and enjoy the Hunter Valley lifestyle.

Things You Will Love About This Romantic Rural Escape...

- Australiana-inspired country cottage on approx. 9.43 hectares (23 acres)
- Approved dwelling with Occupation Certificate
- Set amidst picturesque hills and bushland surrounds
- Grassy plateaus mixed with stunning native plants
- Amazing rock formations throughout the property
- Spacious downstairs main bedroom with doors to verandah
- Two separate upstairs lofts with potential sleeping quarters
- Additional upstairs open loft area with beautiful views
- Open plan living and dining area with stunning, sandstone fireplace
- Country-style kitchen with free-standing gas and electric stove and authentic, vintage wood-fire stove
- Early settler-inspired bathroom with clawfoot bath, toilet, basin, built-in linen cupboard and mirrored cabinet
- Beautiful stained-glass windows and hardwood timber floors
- High, gabled, exposed timber roof lines
- Large undercover verandah
- Zinculume water storage tank approx. 23,000 Litres
- Additional 5,000 litre water storage tank
- Spectacular dam nearby, alive with flowering water lilies
- Mains power
- Foxtel satellite dish for TV connection
- Landline phone connection available
- NBN satellite internet connection available
- Instantaneous gas hot water system
- Transpiration sewerage system
- Convenient proximity to The Great Northern Trading Post and Laguna Wine Bar
- Easy access to nearby historic Wollombi township
- Within approx. 70 min drive to M1 interchange at Wahroonga
- North Connex tunnel reduces 20-25 minutes off your journey from Sydney
- Perfect country retreat or live-in rural lifestyle property
- Area is adjacent to Hunter Valley boutique wineries, cafes, restaurants, National Parks, bushwalks and glorious vistas.

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

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