

Sold



## 516 Finchley Track, Laguna



### 'Hidden Valley Farm' - An Off-Grid Oasis

Surrounded by Yengo National Park, this **44.16ha (approx. 109 acre)** rural holding provides a pristine environment for a professionally designed sustainable farm with Aquaculture, greenhouse, chickens, bees and fruit orchard. If you're looking for a lifestyle change in the country, this property provides a totally self-sufficient setup to enjoy for time to come.

A 144sqm two story steel shed runs completely on solar power and tank water. Upstairs has been fully insulated and fitted out with air-conditioning, two bedrooms (both with air-con), modern kitchen, living room, slow combustion wood fireplace, satellite tv & internet and an external balcony looking over the paddocks below. The lower level comprises another bedroom, bathroom, air-conditioned solar battery room, large workshop with shelving and benches and plenty of room for storage. A council approved composting septic system services the shed. A 4-bay carport is located nearby for vehicles to park undercover.

The property blends a great mix of arable land (approx. 20 acres) and beautiful Australian bush land. This unique setting for a private and peaceful farm is truly special.

The farming side of the property includes a large 8m x 8m Aquaculture/Aquaponics shed with 45 trays and 3 tanks which can be used for seafood -grow/breed/purge crustaceans or finfish. A sump collects the waste that can then be used as nutrients for plants in the greenhouse. The system is designed for both Yabbies and finfish (Silver Perch, Murray Cod, Barramundi, Trout etc).

 3  1  6  44.16 ha

**Price** SOLD for \$1,000,000

**Property Type** Residential

**Property ID** 212

**Land Area** 44.16 ha

#### Agent Details

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The commercial grade greenhouse consists of a 12m x 10m steel and plastic twin skin structure. With all the bells and whistles, the greenhouse is fitted out with the latest automated technology to control temperature, humidity, wind speed/direction, rain and more. Including commercial circulation fans, gas heating, roof vents and side screens the setup is A-1!

More information can be provided on the aquaculture and greenhouse if desired.

Other farming on the property includes an operating honeybee apiary with 16 hives, all equipment including extractors, de-capping station, smokers & tools. Two dams and three ponds give you plenty of water on the property. The three ponds are currently used for aquaculture being 30m x 6m, fenced, with irrigation pump designed for yabbies. The ponds are currently stocked with yabbies and freshwater mussels. A water bore is another great source of water on the property for farming and irrigation.

The property is fenced with post and rail fencing into separate house and front paddock areas with solar powered electric fence around the perimeter. A chicken shed and fenced chicken run is located nearby the house so you can have farm fresh eggs. Another paddock has an animal shelter ideal for sheep or other small-medium size farm animals. An orchard of lemon trees has also been planted on the valley floor which is doing well and could be expanded. The property has historically been used for cattle grazing and still has a 100+ year old cattle yard on the valley floor.

The sustainable design of this unique farm is well thought out. The fish waste is used as a nutrient to grow plants in the greenhouse and in the soil. Some plants can be fed to the fish in tanks and ponds. Any waste plant materials can be fed to chickens and composting a worm farm. The Yabbies will thrive on most waste meat from fish and household fruit/vegetable waste. The honey bees pollinate flowering plants and help productivity in the greenhouse and soil based plants.

Situated in a private, peaceful location, it is approximately 20 minutes' drive to the Great Northern Trading Post/Laguna Wine Bar and 30 minutes' drive to Historic Wollombi Village which has a post office, tavern, cafes/restaurants, art gallery and scenic walks along the meandering Wollombi Brook. Many BnB's are located in the area and could be another opportunity for extra income from adventurous tourists being approximately 2 hours' drive to Sydney.

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

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