



479 Watagan Creek Road, Laguna



Weekender Hobby Farm

Located on a tar sealed road, just 5 minutes' drive from the Great Northern Trading Post in the village of Laguna, this unique small acreage (approx. **6,667m²**) could be your perfect weekender escape. Whether you are looking to grow some fruit trees, farm fresh vegetables or run a few chooks, this pretty acreage provides a taste of the country lifestyle so many of us desire.

Bound by the beautiful Watagan Creek there is abundant bird life and native animals occupying the surrounds, including kangaroo's, wallabies and wombats. The property has some beautiful fruit trees and native tree species throughout.

A large DA approved farm shed has recently been built on a concrete slab with extra high raked ceilings ideal for a mezzanine level. The shed is situated toward the front of the land leaving a private grassy sanctuary hidden behind to enjoy, perfect for hobby farmers and weekenders alike.

Pretty as a picture this boutique acreage has many uses and should be seen to be appreciated. Just a 75 min drive from the M1 Wahroonga Interchange/Sydney with handy access to discover all this amazing valley has to offer...

**** Please note this property has no dwelling entitlement and is flood prone.** (During the recent 1 in 50 year flood, the new shed did not have any water through it)

Things you will love about this perfect weekender ...

2 6,663 m²

Price	SOLD
Property Type	Residential
Property ID	215
Land Area	6,663 m ²

Agent Details

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Office Details

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- Approx. 6,667m² (1.5 acre) parcel of land
- Zoned RU2 rural Landscape
- Large farm shed (8m x 10m) with high ceiling ideal for mezzanine level
- Bound by Watagan Creek
- Many water holes
- Easy 2wd tar sealed road access
- Level to slightly undulating land
- Partially fenced
- Planted out with deciduous fruit and shade trees
- Native tree species lining the creek
- Fertile ground suitable for growing
- Views to surrounding pastures and mountains
- Easy 5 min drive to The Great Northern Trading post/Laguna Wine Bar
- 10 min drive to the Historic Wollombi village
- Approx. 75 min drive from the M1 Wahroonga/Sydney interchange
- Shed rights – no dwelling entitlement

For further details on this boutique acreage please call Garry Musgrove
M:0429 663 026 or Kurt Musgrove M:0497 281 475

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