



**Laguna**



## Peaceful 60 Acres on the Doorstep to Yengo National Park

Nestled in a gorgeous valley, this **60-acre** rural holding features stunning natural bushland surrounds and borders National Park on two sides. Less than two hours from Sydney this tranquil bush retreat will make you feel a million miles away from city life. The property features an off-grid weekender style shed set in a quiet valley and the land holds a dwelling entitlement meaning you could build your dream country home in the future (Subject to DA approval).

The cosy shed is fully self-sufficient with a small solar power system, wood stove for cooking, slate, timber & concrete floors, a warming slow combustion fireplace and second story loft room with a balcony to enjoy the mountain views. A second studio with timber deck makes another great sleepout.

There are many places to explore and appreciate the prolific bird life, flora and fauna, nature lovers will be in their element. Multiple grassy gully's make great camp sites and currently have 2 caravans that are included in the sale. An intermittent wetland line runs along the valley floor, which the weekender overlooks and features a beautiful deep waterhole/swimming hole.

There is no mobile reception, which is increasingly rare and creates a much needed screen/media break. The property has a functioning landline phone and the NBN satellite services are available for internet in the area if you desire. With only 2 properties further along Knights Road, the location is sure to provide total peace & privacy.

2 3 24.68 ha

**Price** SOLD for \$530,000  
**Property Type** Residential  
**Property ID** 219  
**Land Area** 24.68 ha

### Agent Details

Garry Musgrove - 0429663026  
 Kurt Musgrove - 0497281475

### Office Details

Musgrove Realty  
 3718 Great North Rd Laguna NSW  
 2325 Australia  
 02 4998 8383



The property would suit weekenders looking for a peaceful immersion in nature - it is glamping without the hassle, or it also has the potential for a permanent rural lifestyle change, the choice is all yours!

#### Things You Will Love About this Hidden Country Gem...

- Approximately 60 acres (24.68ha) of mostly natural bushland & a few grassy pockets on the valley floor
- Off-grid shed ideal as a weekender
- Shed includes a wood stove for cooking, slow combustion fire for heating, upstairs loft with pine timber floors & a balcony
- Studio/sleep out near-by the main shed
- Large separate garden shed for tools & equipment
- Fruit trees including pear, peach, mulberry & different citrus trees
- Two caravans with shelters set in their own grassy valleys
- Solar power
- Tank water (3 large tanks)
- Landline phone connection
- 2WD vehicle access - although best to have vehicles with decent ground clearance being a private dirt road
- Intermittent creek line through the property with a large spring fed waterhole
- Approximately 15 minutes' drive to the Great Northern Trading Post/Laguna Wine Bar, 20-25 minutes to Historic Wollombi Village and within 90 minutes to the M1 Wahroonga interchange

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

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.