



179 Cagney Rd, Laguna



'Yengo Yango' - One of a Kind!

Nestled on a grassy plateau in an elevated position, this gorgeous stone & timber-constructed retreat reflects the romance of an Australian bush-house to a tee! Surrounded by stunning bushland and abundant wildlife with amazing rock escarpments, intriguing bushwalks and most of all, absolute total peace and quiet! The **17.24-hectare (approx. 42 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 full of history dating back to the early 1800's.

The character filled retreat comprises open plan living spaces, a quaint country-style kitchen, and 3 bedrooms each with a unique style and scenic view. Full of character throughout, the features of the retreat 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 are another prominent feature throughout. A mix of hardwood timber & slate tile flooring compliment the extraordinary hand-made construction.

The huge master bedroom features a living space with beautiful sandstone walls and a modern country ensuite with bath & shower. Reverse cycle air conditioning and multiple slow combustion fireplaces will keep you comfortable all year-round. One of the secondary bedrooms is an intriguing 'round room' with unique timber and stone features.

A large, outdoor, undercover verandah takes advantage of the property's aspect, looking down into the valley and across to the natural bush land

3 2 2 17.24 ha

Price	SOLD
Property Type	Residential
Property ID	226
Land Area	17.24 ha

Agent Details

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surrounds. The land includes a couple of acres of grass pastureland and the potential to create more paddocks by clearing some regrowth. An intermittent creek line and two dams are also situated on the property. Pretty as a picture, the scenery is a nature-lover's dream location.

Totally off the grid, the retreat runs on solar power, tank water and gas cooking & hot water. A large timber barn shed makes the perfect workshop with a second story ideal for storage. A cute timber artist studio is also situated near by the barn with its own small solar system, slow combustion fireplace and tank water connected.

Just a short drive of around 10km's to the Great Northern Trading Post and Laguna Wine Bar, and the historic Wollombi Village a few more kilometres 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 retreat on approx. 17.24 hectares (42 acres)
- Set amidst picturesque hills and bushland surrounds
- Grassy plateaus mixed with stunning native flora
- Amazing rock formations throughout the property
- Two dams & an intermittent creek line
- 'one of a kind' hand made timber & stone retreat
- Beautiful stained glass windows and hardwood timber & slate tile flooring
- 3 bedrooms – master with ensuite & living space
- Open plan living and dining area with stunning, sandstone fireplace
- Country-style kitchen with free-standing gas stove
- Tiled main bathroom with fireplace & sauna
- Large stone paved undercover verandah
- Large timber barn shed with loft, workshop area & fireplace
- Separate artist studio with solar power, tank water & fireplace
- Totally 'off the grid' – solar power, tank water & gas bottles
- Satellite internet connection
- Landline phone connection
- Instantaneous gas hot water system
- Transpiration septic system
- Convenient proximity to The Great Northern Trading Post and Laguna Wine Bar
- Easy access to nearby historic Wollombi township
- Within approx. 80 min drive to M1 interchange at Wahroonga (95km's approx.)
- Zoned RU2 Rural Landscape – perfect country retreat as is or build your dream home (STCA)
- 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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