

Sold



Lot 12 Watagan Creek Road, Laguna



## 'Willowdale' A Rare Offering!

Two amazing farm sheds positioned perfectly in a beautiful quite valley! Resting on the valley floor of 40 acres (approx. 16.19 hectares) of picturesque bushland, this property is the perfect weekender. Secluded and peaceful amongst spectacular wildlife and a brilliant night sky, you will not want to leave.

The property comprises two quality built "sheds" offering all the comforts of modern living. Each contains a separate bedroom (with extra beds), living area (with wood burner fireplace), kitchenette and bathroom and enjoys expansive vistas and large verandas looking over and into the property. Perfect to completely wind down or catch up on some reading or to spend time entertaining with family and friends.

The properties are completely self - sustainable with ample solar power and battery storage, a council approved septic waste water system and plenty of water storage provided throughout with filtered water for domestic use. A satellite dish provides for phone, internet and TV along with camera surveillance. The valley floor is largely level and easy to maintain.

For the hobby farmer there are some ideal areas to plant your orchard or veggie garden. For horse enthusiasts there are stables at the northern end of the property with amazing riding trails in the vicinity and of course the Wollombi Pony Club is close by in the Wollombi Village.

Also, an opportunity exists to take advantage of a DA to build up to 3 tourist cabins or build another shed on the western part of the site which is serviced by separate access.

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<b>Price</b>	SOLD for \$925,000
<b>Property Type</b>	Residential
<b>Property ID</b>	238

### Agent Details

Garry Musgrove - 0429663026  
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### Office Details

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The owners are offering the property, if desired, with all furnishings and chattels. Simply walk in and enjoy!

Ideally located just a 8-9 min drive to the nearby Great Northern Trading Post/Laguna Wine bar, 15-20 min drive to Historic Wollombi township and approx. 70 min drive from the M1 Wahroonga Interchange Sydney. The location is great and accessible via two entrance roads with a 2wd vehicle.

Things You Will Love About **'Willowdale'**...

- Approx. 39.7 acres (16.09 hectares)
- Scenic valley floor acres, approx. 5-10 arable/pastured
- Two quality built weekenders sheds
- Solar power providing self sustainability
- Council approved sewerage system in place
- Satellite dish providing phone, internet & TV plus camera surveillance
- Ideal hobby farm for planting fruit trees or vegetable gardens
- Beautiful rock features
- Stunning native bushland
- Property located 3 min drive off **Tilly Lane which runs off Watagan Creek Road**
- Two access points from both Watagan Creek Road and The Great North Road, Laguna
- The property has shed rights only
- **Current perpetual D.A to build 3 tourist cabins**
- **Offered with all furnishings walk in walk out if desired**
- Approx. 8-9 min drive to Laguna Wine Bar/Great Northern Trading Post
- Within a 70 min drive from M1 Wahroonga interchange
- Your journey is approximately 20 mins drive closer from Sydney with the North Connex tunnel now in operation
- Your perfect weekenders awaits you...

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

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