

Sold



630 Watagan Creek Road, Laguna



## Your Dream Country Home!

A wonderful **37 acre (15 hectare)** rural acreage offering the perfect mix of arable pastureland and beautiful Australian bush land in your very own hidden, private valley. On arrival you are greeted by beautiful, manicured lawns and gardens with the house proudly situated with a sunny north facing aspect looking over the acreage.

The quality custom built homestead has four generous size bedrooms with the master having a modern ensuite and walk-in-robe. The secondary bedrooms have built-in-robos and each is light filled with views over the gardens and bush surrounds. A large central living space with grand high ceilings is the heart of the home, a spacious open plan living area with a slow combustion fireplace, timber country kitchen & dining room. The kitchen features a gas cook top, dishwasher, electric oven and breakfast bar. A large undercover outdoor entertaining area adjoins a secondary living room and enjoys gorgeous views over the paddocks where you will often see wallabies, wombats and prolific bird life.

The home is serviced by reverse cycle air conditioning, satellite NBN internet, mains power & ample water tank storage. A large farm shed and double carport will take care of your farm equipment and machinery as well as cars & toys with power connected as well. The property could suit horse lovers or anyone wanting a few head of cattle, having approximately 5-10 acres of arable pastureland and 3 dams.

The property also has multiple elevated plateaus that could make great locations for cabins or a secondary dwelling (Subject to Cessnock Council

 4  2  4  15.00 ha

Price	SOLD
Property Type	Residential
Property ID	242
Land Area	15.00 ha

### Agent Details

Kurt Musgrove - 0497281475  
Garry Musgrove - 0429663026

### Office Details

Musgrove Realty  
3718 Great North Rd Laguna NSW  
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Approval). Dual access from both Watagan Creek Road and Lynch Private Access is another rare benefit of the property.

Easy 2wd access with less than 1km of dirt road and located only 5-10mins drive to the Great Northern Trading Post/Laguna Wine Bar or 70mins drive to Sydney, this rural holding is a rare find!

Things you will love about this beautiful property...

- Private location positioned at the head of a hidden valley with no neighbours in sight
- Scenic north-facing outlook over paddocks, a near-by wetland and distant mountain ranges
- Custom built sandstock brick homestead with gorgeous materials such as western red cedar, lead light windows and timber floors
- 4 large bedrooms with the master having an ensuite and WIR
- Large modern main bathroom with bathtub and separate shower
- Central living, dining & kitchen with stunning high-pitched ceiling, slow combustion fireplace and reverse cycle air-conditioning
- Second living room with timber floors
- Internal laundry
- Large undercover outdoor entertaining area
- Mains power
- Electric hot water system
- Satellite NBN internet
- Landline phone connected
- 3 x 22,500L water tanks
- 3 dams
- Arable land ideal for horses, cattle or alpacas
- Established gardens
- Double carport by the house
- Large farm shed
- Multiple elevated plateau areas around the property
- Total peace & quiet

**Offered with Expressions of Interest with a closing date for submissions on the 2nd Novemeber 2021.** For further details please contact Garry Musgrove 0429 663 026 or Kurt Musgrove 0497 281 475.

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