

Sold



281 Watagan Creek Rd, Laguna



## 'Twin Pines' A Treasured Family Heirloom

Tightly held in the one family for the past 42 years, this 45 hectare (approx. 112 acre) rural holding is positioned in one of the Wollombi Valleys most prime locations. With absolute creek frontage and tar sealed road access, the property offers an opulent country lifestyle with a high-quality homestead and exquisite separate self-contained studio, set amidst beautiful country gardens and manicured green lawns. Every tree in the house paddock was lovingly planted by the family and the grounds are fully fenced and dog friendly. An inground swimming pool surrounded by landscaped gardens makes the perfect summer spot to relax and take in the smells of scented roses and lavender plantings edged with English box hedges.

The 3-bedroom homestead comprises open plan living spaces, complimented by wax polished hardwood timber floors. Adjoining the lounge and dining areas is a stunning kitchen with Caesar stone bench tops, soft closing cupboards and draws, a freestanding gas/electric stove and dishwasher. The master bedroom has a gorgeous ensuite and all the bedrooms have built in robes, ceiling fans and there is ducted air conditioning to all. The main bathroom has been tastefully fitted out with a country elegance, a theme that resonates throughout the entire home. A large outdoor entertaining area takes full advantage of the superb rural views and delightful garden setting which includes 50 rose bushes, many varieties of established trees and shrubs. To top it off there is also a fully insulated wine cellar and dry store area located beneath the house. Serviced by an instantaneous gas hot water system and a 27,500-litre water

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Price	SOLD
Property Type	Residential
Property ID	243

### Agent Details

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storage tank for domestic water use. The property has mains power and a land line phone connection plus NBN satellite internet connection.

A separate studio is attached to a large machinery shed and has been fitted out with the finest touches! With 2 bedrooms and two bathrooms, the main bedroom having built in robes and stacker doors, opening onto a private deck with a 6ft free standing stone bath tub. There is a laundry with an extra toilet, a large modern kitchen with Caesar stone bench tops, spacious open plan living and dining area with a wood fire place to keep you warm in the winter months. There is an undercover outdoor deck entertainment area fitted with a large wood fire pizza oven and a bubbling 6-person spa tucked around the corner. The studio features raked ceilings and has a stylish Hampton feel to it... Ceiling fans and split system reverse cycle air conditioning services the main living area and bedrooms.

Externally the property provides self sufficiency in many ways! A generous undercover vegetable patch, a very large chicken run, mini orchards with stone fruit, citrus, apple and olive plantings. A three-bay shed with tack room is attached to the house paddock. There are functional cattle yards with loading a ramp and cattle crush, a single garage and carport in the house paddock and there is a bridge and weir over the creek. The property has approximately 20 to 30 arable hectares (65 -70 acres) and is suitable to run cattle, horses and livestock alike! The paddocks are simply stunning and there are many trails leading the way to the mountain top where there are extensive cleared paddock areas, boasting elevated views. Wind your way down into the next valley where you will be greeted by another valley floor of semi cleared areas fringed with natural Australiana bushland surrounds. Water supply is plentiful with a large semi inground water tank (approx. 80,000 - 100,000 litres) plus an additional 18,000 litre water tank, five dams, a water bore and an 11 meg water licence from the permanent creek. Properties like twin Pines are a rare find and this is truly one of the Wollombi Valleys finest on offer!

Contact Garry M:0429 663 026 or Kurt M:0497 281 475 to book your own private viewing of this prime Laguna acreage!

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