



3648 Great North Rd, Laguna



Rural Retreat & Church Style Studio on 23 Scenic Acres!

Located within walking distance to the Laguna Village this **23-acre (10.55ha)** property could be the perfect rural retreat or potential building site for your dream homestead. Set amidst a natural bushland setting the property comes complete with an existing weekender style building which is full of rustic charm and Australian features throughout. Additionally, there is also a beautiful studio church building which comes fully equipped with a kitchenette, powder room and quaint outside bath/shower. With mains power connected to both buildings, sewerage systems in place and existing water bore, this property has so much potential!!!

A feature dam is located in a valley situation and adjoins a magical Myrtle Forest, a great place to kick back and relax! The fenced paddocks could be ideal for Alpaca's or smaller livestock farm animals. Several stables and out buildings are situated throughout the grounds. Meandering up the hill you make your way up to the retreat which has elevated views to the east and filtered views to the valley below.

A 4-bay sized open farm shed includes two shipping containers for lockable storage. The retreat has two water tanks, one water tank has been dedicated for the bore water which is pumped up from the lower ground on the property.

A chicken run and other various out buildings complete the picture to this bushland oasis. Stunning rock features, beautiful Australian bushland surrounds and grassy plateau areas will intrigue you from start to finish. The property has easy 2wd access from the Great North Road and is literally 1 mins drive from The Great Northern Trading Post Laguna.

Concept plans are available for the potential of submitting a D.A for a dwelling subject to Cessnock Council Approval.

For further information please call Garry M:0439 663 026 or Kurt M: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

🛏 3 🚿 2 🚗 2 📏 23.00 ac

Price	SOLD
Property Type	Residential
Property ID	252
Land Area	23.00 ac

Agent Details

Garry Musgrove - 0429663026
Kurt Musgrove - 0497281475

Office Details

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



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.