



876 Murrays Run Road, Laguna



## Picturesque Country Lifestyle Acreage in the Beautiful Buralong Valley

Located in the scenic Buralong Valley, this charming home sits proudly on **3.7 acres (1.5ha)** with stunning natural bushland surrounds full of native flora and fauna, sure to appeal to anyone who is looking for a small acreage that is set up perfectly as a rural retreat or permanent live in lifestyle acreage. This freehold property also includes a share of a 600 acre holding that includes an in-ground swimming pool with amenities block, tennis courts, converted dairy/function facility, three grazing paddocks and many walking trails.

The contemporary country home comprises spacious living areas which take advantage of elevated northerly views across a grazing paddock that reaches down to the Wollombi brook and to the hills beyond.

Features include a slow combustion fireplace and split system air-conditioning. Wrap around verandahs on the northern side of the home are perfect for entertaining and admiring the natural surrounds. A well-equipped central kitchen with a breakfast bar and ample storage also includes a gas cooktop, wall oven & dishwasher. Either side of the kitchen are light-filled spacious rooms ideal for dining and living space with timber floors & high raked ceilings throughout.

The home is well designed with 4 bedrooms privately located on the southern side. The master bedroom has an ensuite and WIR with French doors opening onto the verandah. The three other bedrooms are all a good size, two with built in robes and one also opening onto the wrap-around

4 2 2 1.50 ha

**Price** SOLD for \$1,200,000

**Property Type** Residential

**Property ID** 269

**Land Area** 1.50 ha

### Agent Details

Kurt Musgrove - 0497281475

Garry Musgrove - 0429663026

### Office Details

Musgrove Realty

3718 Great North Rd Laguna NSW

2325 Australia

02 4998 8383



verandah. A main bathroom and large separate internal laundry are also situated on the southern side of the house.

Surrounding the home are established landscaped gardens and many sitting areas to enjoy a BBQ or sunset sips with a view. A double garage on a concrete slab has power connected and will look after all your car and storage needs. 35,000L of water tank storage, mains power, Optus mobile service, Impaja satellite TV, internet connection and easy 2WD access will give you all the town convenience while you feel a million miles away in your own country getaway.

Murrays Run is a beautiful and quiet valley, only a 15-20mins drive to the Laguna Wine Bar/Great Northern Trading Post, 25min drive to Historic Wollombi Village and within easy reach of Sydney with around a 1 hour drive from the M1 interchange at Wahroonga.

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

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