



3472 Great North Road, Laguna



Private, Peaceful & Pretty as a Picture!

Set upon **42.9ha (106 acres)** of beautiful bush land and arable grass land hidden on a scenic knoll of a hill, this glorious acreage will make the perfect weekend escape or permanent lifestyle change! Featuring approximately 6 arable acres on the hilltop, a rustic timber cabin and studio building enjoy stunning views to the North-East looking over mountain ranges and valley pastures below.

The property has the benefit of dwelling entitlement, meaning you could build your dream country home (subject to council approval). The existing buildings are perfectly fine for a rustic weekender and have enough creature comforts to comfortably escape the busy city life. The timber retreat is built from Oregon timber and includes a basic kitchen with included refrigerator, gas oven & stove, a spacious living/dining room featuring a beautiful sandstone fireplace and undercover outdoor areas to enjoy the spectacular view or watch the native wildlife surrounding you. A bathroom, separate toilet and solar battery room complete the picture of the timber retreat. The solar system is basic but functional to run the fridge, lights, tv and charge devices. A two-storey studio/shed is situated next to the timber retreat with a huge 65,000L water tank attached, and provides multiple rooms for sleeping or storage.

Upon arrival you will be impressed as you drive through native bush land opening into a hidden grass oasis with multiple flat plateau areas and two dams. Access to the property is quite good on a well-maintained dirt road but is best suited to 4wd vehicles due to the gradient in spots. Located only

2 1 42.90 ha

Price SOLD for \$850,000
Property Type Residential
Property ID 278
Land Area 42.90 ha

Agent Details

Garry Musgrove - 0429663026
 Kurt Musgrove - 0497281475

Office Details

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



4.2km to the Historic Wollombi Village or just 2.4km's to the Great Northern Trading Post in Laguna, you won't find many properties like this one!

Less than 90 minutes' drive to Northern Sydney, the area is a popular destination for tourists heading into the Hunter Valley wineries, restaurants and wedding venues.

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

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 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.