



Lot 231 Upper Yango Creek Road, Laguna



'Wallaby Cottage'

Pretty as a picture this lifestyle **2 hectare (5 acre)** rural holding exudes stylish country living with a beautiful contemporary home. Positioned in a perfect elevated location, providing picturesque paddock and valley views, the property rises onto a stunning tree studded mountain with intriguing rock features. A trickling creek runs through a portion of the property on the south-eastern corner and provides a water source as well as a dam.

The home has many features including beautiful sandstone rock work and comprises light and airy open plan living and dining areas. A large country style kitchen, 2 bedrooms, both with built in robes, modern bathroom, internal laundry and gorgeous under cover grape vine laddened paved outdoor area with a bubbling spa and water feature. Separate to the house there is a 2-bedroom studio fitted out with a powder room, living area, storage room and its own under cover paved verandah. Landscaped native and vegetable gardens plus a rustic outdoor entertainment BBQ area with an outdoor stone fire place creating the perfect ambiance for your ideal weekender or live in lifestyle rural property.

Out buildings include a mower shed, farm shed/work shop with an attached awning/carport, stables and a chook pen. Water storage needs are taken care of with ample water storage tanks. The property is divided into 3 paddocks and would suit a couple of ponies with approx. 3.5 arable/pastured acres.

Discover the nearby National Parkes and all beautiful Historic Wollombi Valley has to offer. Located within a 10-min drive from the Great Northern

4 1 2

Price	SOLD
Property Type	Residential
Property ID	28

Agent Details

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Office Details

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Trading Post/Laguna Wine Bar, comfortable 70-80 min drive from the M1 Wahroonga/Sydney interchange, 10-15 min drive to Historic Wollombi township and 40 min drive to Cessnock...

Things You Will Love About 'Wallaby Cottage'...

- 2-bedroom homestead plus studio on 2 hectares (5 acres)
- Contemporary designed home with open plan living spaces
- Country style kitchen with free standing electric stove and dishwasher
- Modern bathroom with shower, vanity and w/c
- Floor to ceiling tiles
- Internal laundry
- Storage cupboard
- Linen press
- Slow combustion fire place
- Split system reverse cycle air conditioning
- Ceiling fans
- Under cover paved outdoor entertainment area with a spa
- Separate 2- bedroom studio with power connected
- Living area
- Powder room
- Storage room
- Ceiling fans
- Stunning stone work
- Under cover paved verandah
- Various sheds
- Mower shed
- Farm shed/work shop with attached awning/carport
- Stable
- Chook pen
- Dog runs
- Rustic outdoor entertainment BBQ area with an awesome stone fire place & power connected
- 2 x 22,000 litre water storage tanks
- 3 x 1,000 litre water storage tanks
- 1 x 3,000 litre water storage tank
- 3 x paddocks (Approx. 3.5 arable acres)
- Approx. 10 min drive to Great Northern Trading Post/Laguna wine Bar
- Within a 70-80 min drive from M1 Wahroonga interchange

For further details please contact Garry Musgrove M:0429 663 026

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