



590 Yango Creek Road, Laguna



'Ironbark Ridge' - Beautiful Yango Creek Acreage!

This **47.94-hectare (approx. 118.46 acre)** property offers a diverse mix of grassy valley floor with intriguing ridge top acreage that is extensively accessible over a large portion of the property via excellent trails. Suitable for horse riding, bushwalking and 4wd vehicles, the trails provide a nature lovers' haven with endless adventures to enjoy, while the arable valley floor provides a space to create your own hobby farm with animals, fruit trees & picturesque views.

A charming cedar cottage situated high on the ridge is fully self-contained with a spacious open plan design including a kitchenette, modern bathroom, bedroom, a loft and an undercover verandah to appreciate the picturesque northerly views over the surrounding farmland.

Separate to the cottage is a large screened indoor/outdoor living space complete with a kitchenette, slow combustion fireplace and power/wifi connections.

Nearby the cottage is a 3-bay machinery shed providing ample storage while a separate demountable studio with air-conditioning makes another bedroom space for guests. A second toilet is situated near the shed as well.

The property has four dams for stock and native wildlife with around 5-6 horse friendly arable acres on the valley floor. There are also many flat areas alongside the trails, with potential for great camping spots or further development.

Situated only 6km's from the historic Wollombi Village along one of the

3 1 3 47.94 ha

Price SOLD for \$1,200,000

Property Type Residential

Property ID 280

Land Area 47.94 ha

Agent Details

Kurt Musgrove - 0497281475

Garry Musgrove - 0429663026

Office Details

Musgrove Realty

3718 Great North Rd Laguna NSW

2325 Australia

02 4998 8383



most scenic country roads in the Wollombi Valley, the location is fantastic and properties in this area are very tightly held.

For further details on this rare offering, contact Kurt Musgrove: 0497 281 475 or Garry Musgrove: 0429 663 026.

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