

Sold



Custom Home on 5 Picturesque Acres

Set upon 5 scenic acres with easy 2WD access, this glorious acreage would make a perfect weekender, BnB or permanent place to call home. Featuring 4 spacious bedrooms, 2 bathrooms and a large open plan living/dining & gourmet kitchen with light filled high ceilings, louver windows and french doors opening onto a sunny verandah.

Upon entering the home, you will appreciate the light timber floors, high ceilings and gorgeous view looking out over the acreage. Modern downlights, sleek black ceiling fans and a light colour palette create a relaxed and modern-country homely feel inside. The kitchen is well-equipped with stainless steel appliances, island bench and a dish washer. Other features of the home include reverse cycle air-conditioning, a fireplace, high speed internet and a UV water filtration system.

All four bedrooms have built-in-robies and the main has its own private balcony. Two bathrooms ideal for families or a BnB, are situated near the living space and one is a combined laundry. There is an under-house storage room/workshop as well as a large farm shed on the lower paddock and a carport near the house. The house also has a back-up power system so you can use a generator to power the house.

The acreage is almost 100% arable land making it the ideal hobby farm where you can have farm animals and grow your own produce. Bordering onto the Wollombi Brook, there is approximately 100m of creek frontage as well as a dam, so water for stock is plentiful. The house yard is pet-friendly being fully fenced separate to the lower paddocks which are partially

4 bedrooms 2 bathrooms 1 carport 2.00 ha

Price SOLD for \$1,100,000

Property Type Residential

Property ID 293

Land Area 2.00 ha

Agent Details

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Office Details

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fenced.

The property has run successfully as a BnB and could make a lucrative return while being a great personal weekender at the same time. **Currently leased as a holiday rental with turnover of circa \$60k per annum after booking fees.** The vendor is open to selling furnishings along with the property sale which could also make a very smooth transition as a BnB.

Conveniently located under 90-minutes' drive to Sydney, 45 minutes to the Hunter Valley's awarded wineries and restaurants, and only 10 minutes' drive to the local bar, café and providore, Laguna is a hidden gem of the Hunter Valley.

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

Inspections: By private appointment, preferably during the week as the BnB is booked most weekends.

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