



35 Dogwood Road, Laguna



## Peaceful Watagan Bushland Paradise

Facing East towards the rising sun, this 4-bedroom homestead sits high on a ridge looking up the beautiful Watagan valley. Below, a meandering creek forms the Northern boundary of the **40-acre (16.19ha)** parcel of untouched Australian bush land.

Featuring around 4 arable acres by the creek, the land is a nature lovers heaven with rock escarpments, large overhangs, lush gullies and giant ancient trees characterising the unique holding. Views from the wrap around bull nose verandah and decking area are simply stunning.

The elevated position makes it barely visible from the valley road beneath, providing a high degree of privacy and security. Enjoy the peaceful surrounds, having only the sounds of prolific birdlife and the wind in the trees. Approaching the home, you will appreciate the views from the wrap around bull nose verandah. An open plan space greets you as you enter the home with a generous size living, dining and kitchen with electric appliances. The main bedroom is situated on the eastern side of the home and has a walk-in robe and ensuite with a neutral colour palette and external door onto the wrap around verandah. The three secondary bedrooms are at the other end of the house along with a main bathroom, separate toilet and an internal laundry. A large deck is perfect for entertaining and enjoying the scenic views.

A quirky highlight of the property is a large overhang (no longer in use), which was fitted out and used as a camping spot separate to the house with stringy bark trees used to line walls and enough space for a small bedroom,

 4  2  16.19 ha

**Price** SOLD for \$850,000  
**Property Type** Residential  
**Property ID** 307  
**Land Area** 16.19 ha

### Agent Details

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living space and bush kitchen.

If you are seeking a private, peaceful location surrounded by nature, this could be the perfect property for you. There is loads of potential to further improve the property, or it is totally functional and comfortable as is. Located only 2 hours' drive from Sydney, 15 minutes' to the local Cafe, bar & providore and surrounded by National Parks, State Forest and awarded wineries.

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

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