

Sold



## Parcel B Hitcham Park Dairy Arm Road, Laguna



### Diverse 47 Hectare Acreage!

With a land size of approx 116 acres (47.08 hectares), this diverse property combines 40 to 45 arable pastured acres with stunning natural mountain bushland. A beautiful creek line runs through the valley and the parcel has a choice of many home sites throughout (Subject to Cessnock Council D.A approval). Meandering trails run through the mountain terrain and offer a place of adventure for horse riding, bushwalking and 4wd exploration. Two dams provide livestock with a good water source. Potentially the property would be ideal for the permanent rural lifestyle or weekender retreat buyer who seeks a good balance of usable countryside acres, yearning a sense of adventure with a wilderness wonderland being a part of your own back yard!

### Things You Will Love about this Prime Rural Acreage...

- Diverse 47.08 hectare (approx. 116 acre) rural holding
- Approximately 40-45 arable pastured acres
- Stunning mountain bushland terrain
- Many potential home sites (Subject to council D.A approval)
- Meandering creek line
- Two dams

📏 47.08 ha

**Price** SOLD for \$1,087,500  
**Property Type** Residential  
**Property ID** 310  
**Land Area** 47.08 ha

### Agent Details

Kurt Musgrove - 0497281475  
Garry Musgrove - 0429663026

### Office Details

Musgrove Realty  
3718 Great North Rd Laguna NSW  
2325 Australia  
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- Ideal potential permanent rural lifestyle or weekender retreat property
- Within a 70 min drive from Wahroonga/Sydney M1 interchange

The property consists of 5 lots recognised as:

Lot 1 & Lot 2 in DP 607121

Lot 39 & Lot 40 in DP 755230

Lot 2 in DP 772365

Contact Garry Musgrove M:0429 663 026 or Kurt Musgrove M:0497 281 475 for further details.

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