

Sold



73 Higgens Road, Laguna



Scenic Mountain Hideaway Retreat

Nestled privately on 87 scenic mountain acres (approx. 35.3 hectares), this rural retreat is the perfect weekender getaway and offers all the comforts of home. Totally off the grid the property is self-sufficient with a solar power system and has the added bonus of optus mobile phone service. A picturesque drive to the property from Wollombi adds to the adventure of this intriguing retreat, discovering the natural landscape with stunning rock features and gorgeous bushland along the way.

The property offers a gorgeous straw bale studio plus a well fitted out north facing studio/shed conversion with kitchen, bathroom/laundry and open plan spaces including a bedroom area, dining and living area. Under cover verandahs on the front and back enjoy the beautiful landscaped gardens and views to the surrounding mountains and bushland. Other out buildings include a rustic sleep out shed conversion, additional studio, double lock up garage, carport, awning area and garden/tool shed.

The grounds include many fruit trees, established native gardens, bush walking trails, a dam with jetty and absolutely stunning landscaped viewing area that takes in magnificent views of the mountains as far as the eye can see, including 'Mount Yengo'.

If you are looking for peace and quiet, tranquillity, a place to totally unwind and chill out...this 'Mountain Retreat Hideaway' is all this and more...Offering privacy at its very best. Within a 15-20 min drive from Historic Wollombi village and The Great Northern Trading Post Laguna, approx. 85 min drive from M1 Wahroonga/Sydney interchange, 45 min drive to Cessnock

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Price	SOLD for \$540,000
Property Type	Residential
Property ID	45
Land Area	35.30 ha

Agent Details

Garry Musgrove - 0429663026

Office Details

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township and convenient to local tourist attractions including winery cellar doors and National Parks...

Things You Will Love About This Unique 'Wollombi Valley' Wilderness Retreat...

- **Shed conversion retreat and Studio set upon approx. 87 acres (35.3 ha's)**
- Fully fitted out with gorgeous country style kitchen
- Cast iron wood fired cooking stove
- Gas stove
- Low voltage fridge
- Mosaic tiled floor
- Open plan living areas dining and lounge room
- Open bedroom space
- Combined bathroom/laundry with shower, bath & pedestal basin
- Slow combustion fire place
- Recycled timber doors and windows
- Solumet thatched roof lining
- Front and rear under cover areas
- Mosaic paths
- Solar system with backup generator
- Instantaneous gas hot water system
- **Separate straw bale studio with under cover decking**
- Open plan room with separate sunroom area
- Pot belly combustion fire place
- **Two additional studio/sheds (Timber lined)**
- One with a picturesque under cover decking verandah
- Garden/tool shed
- Double lock up colourbond garage with attached carport
- sound proof generator shed
- Main water storage tank (approx. 96,000 litres)
- Three Additional water storage tanks
- Optus mobile phone service
- Landscaped viewing area with views to 'Mount Yengo'
- Established native gardens
- Various fruit trees including citrus
- Bush walking trails
- One small dam
- Stunning bushland and mountain surrounds
- Abundant wild life
- Within a 15-20 min drive to Historic Wollombi Village & Laguna Wine Bar
- Within a 80-90 min drive from The M1 Wahroonga/Sydney interchange
- Perfect weekender 'Getaway' or lifestyle property

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

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