



175 Andrews Rd, Laguna



## Private 40 Hectare Mountain Retreat

A mystical mountain retreat/shed conversion perched high on a ridge top, set upon approx. 100 private acres (40.15 hectares). The property enjoys total serenity with scenic views of the surrounding mountains and valleys below. With usable ridge top acres mixed with natural Australian bushland, walking trails, abundant native fauna and flora, amazing rock features throughout, the diversity of this unique rural holding are sure to impress the imagination. Located so conveniently to Wollombi village yet you have the feeling you are a million miles away. Escape the cities hustle and bustle, peace and tranquillity are assured at this magical bush paradise.

The cosy retreat comprises a main spacious open area fully equipped with a kitchen, living and dining spaces that adjoin and look over a north facing outdoor pergola outdoor area. Another sitting area is featured to the rear of the retreat and provides access externally to a timber stair case leading the way to a delightful upstairs mezzanine area, providing sleeping quarters. Two additional sleeping quarters are located on the ground level. A character filled out house is located close by and comes complete with its own private views!

A tool shed/workshop plus an open bay shed provide the perfect storage and work shop needs. Two 5,000 litre polyurethane water storage tanks service the property with running water. Mains power, mobile phone service and the availability of a land line phone connection give you all the mod cons required for today's conveniences.

If you are looking for a low maintenance weekender or potential permanent

3 bedrooms 1 bathroom 40.15 ha

**Price** SOLD for \$522,500  
**Property Type** Residential  
**Property ID** 50  
**Land Area** 40.15 ha

### Agent Details

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### Office Details

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rural building site, this 'Lifestyle' bush acreage could be exactly what you are looking for. Within an easy drive to Historic Wollombi Village, approx. a 75 min drive from The M1 motorway Wahroonga interchange, approx. a 30 min drive to Cessnock township and close by to local vineyards/cellar doors and restaurants...

Things You Will Love About This Beautiful 'Ridge Top' Retreat...

- \* Scenic bush retreat set upon approx. 100 bushland acres (40.15 hectares)
- \* Scenic mountain and valley views
- \* Upstairs mezzanine sleeping quarters
- \* Two down stairs sleeping quarters
- \* Spacious light and airy open plan area with slow combustion fire place
- \* Kitchen with electric cook top
- \* Unique out house with private views
- \* Timber features
- \* North facing outdoor pergola area
- \* Work shop & open bay storage shed
- \* Two 5,000 litre water storage tanks
- \* Mains power
- \* electric hot water system
- \* Amazing rock features
- \* Abundant bird and wild life
- \* Stunning bushland and native flora
- \* Easy 2wd access
- \* Convenient to 'Historic Wollombi' Village and surrounding vineyards/tourist attractions/National Parks
- \* Approx. 30 min drive to Cessnock CBD
- \* Within an approx. 75 min drive from M1 interchange Wahroonga/Sydney
- \* Perfect weekender or potential permanent rural lifestyle property

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

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