



390 Watagan Creek Rd, Laguna



Stunning Home & Gallery With \$10,000 Return

A bushland oasis nestled on a scenic mountain side, this **16.66 acre (6.66 hectare)** rural holding comes complete with a freshly refurbished homestead, separate private gallery (With current tenant **returning approx. \$10,000 p.a.**), farm sheds and out buildings. Located within an easy 5 min drive from The Great North Road, Laguna the property has easy tar sealed road access. With an elevated north facing aspect the property looks out over green pastures with picturesque bushland mountains beyond.

The homestead comprises large open plan living spaces including lounge room, family, dining areas adjoining a large country style kitchen with beautiful modern touches. A central hallway leads the way to the four bedrooms, master bedroom with modern ensuite, built in robes, ceiling fan and French doors with access onto the outside under cover verandah. All secondary bedrooms have built in robes and ceiling fans. A gorgeous three-way main bathroom with separate toilet, floor to ceiling tiles and internal laundry with access out onto the rear courtyard area.

The home features a gas fire place, hardwood timber floors, down lights and ceiling fans.

An 'Entertainers Delight' the home has an awesome alfresco outdoor entertainment area, taking full advantage of the delightful surrounding rural views. With a garage and various other sheds, the property has ample storage for your farm equipment.

Located privately from the house, is the separate gallery which the current owners lease out to a long-term tenant, returning around \$10,000 per

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Price	SOLD
Property Type	Residential
Property ID	52
Land Area	6.66 ha

Agent Details

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annum. The gallery is accessed from a separate driveway and is hidden away from the main homestead. This is a great source of income with no impact on your own privacy.

If you are looking for a rural lifestyle property that is easily maintained, well established, has easy tar sealed road access and presents beautifully, this country residence could be the pick of the bunch. Within a 75 min drive from the M1 Wahroonga interchange Sydney, 5 min drive to the nearby Laguna Wine Bar/Great Northern Trading Post, 10 min drive to Historic Wollombi and 35 min drive to Cessnock township...

Things You Will Love About This Ideal Rural Lifestyle Acreage...

- Freshly refurbished spacious homestead on approx. 16.47 acres (6.66 hectares)
- Open plan living areas
- Loungeroom, dining, family room with a gas fire place
- Large country style kitchen with stone bench tops (Brand new Ilve gas/electric oven)
- Island bench, gas free standing s/s stove
- Central hallway
- Master bedroom with modern ensuite and built in robes
- Modern three-way bathroom
- Separate toilet
- All secondary bedrooms have built in robes
- Internal laundry with access onto rear courtyard area
- Beautiful hardwood timber floors
- Down lights
- Ceiling fans
- Land line phone connection
- NBN Satellite internet connection
- Satellite T.V connection
- Under cover alfresco outdoor entertaining deck
- Under cover verandahs
- Elevated rural views
- Single garage and work shop
- Various farm sheds and structures
- Separate Gallery (Currently leased out to long term tenant) with separate driveway
- Returning approx. \$10,000 per year
- 3 x Domestic water storage tanks (1 x 22,000 litre, 1 x 9,500 litre, 1 x 38,000 litre)
- 2 x dams
- Mains power connected
- Easy 2wd access from tar sealed road
- Within approx. 75 min drive from M1 Wahroonga interchange Sydney
- 5 min drive to Great Northern Trading Post Laguna
- Ideal country escape or permanent rural lifestyle property

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

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