



Laguna



'Yango National Park' Wilderness Retreat

An extraordinary homestead exuding 'rustic charm' with a fine modern edge. Positioned amidst 'Yango National Park' and offering total privacy in all directions. Imagine having your own hidden **118 acre (47.8 hectare)** magical valley! Alive with abundant wild life, remarkable flora and fauna, backing onto National park land on three sides. The property blends a diverse mix of approx. 40 acres of cleared undulating grass lands with stunning gullies fringed with natural Australian bushland. Water supply is sourced from two dams, an intermittent creek line spotted with natural water holes in various locations.

This unique home boasts spacious open plan living areas with high ceilings and a high end fit out from start to finish. A remarkable sandstone open fire place setting the scene as a focal point from inside and out. A top of the line kitchen with the very best of appliances and beautiful stone bench tops plus gorgeous hardwood timber floors throughout.

A massive master bedroom, two secondary bedrooms plus outdoor art studio with its own powder room, a mud room/study nook, glamorous bathroom with heated towel rack and marble top vanity plus internal laundry complete the internal floor plan of this masterpiece...Step outside onto an enormous deck with many unique features including an outdoor shower, sunken spa bath, huge under cover outdoor entertainment area... the list goes on. Exposing fantastic views to the bushland mountains of the National Park, it is truly a special place indeed. Other features include an oversized carport and a large under house storage area.

3 1 2 47.81 ha

Price	SOLD
Property Type	Residential
Property ID	58
Land Area	47.81 ha

Agent Details

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The property is fully equipped with a self-sufficient solar power system and domestic rain water tanks, is partially fenced and has some internal paddock fencing.

There really is a sacred energy about this place, when you start to enter this valley the ambience will soon be apparent and starts to fill you with a sense of peace and calm that allows you to reflect on your life in the outside world and what really matters to you especially if you live amongst the distortion of the city. Approx. 2 hours' drive from Sydney, 80 mins drive from the Wahroonga. Now with the North Connex tunnel completed your journey from Sydney is approximately 20 mins closer.

PLEASE NOTE: The property is subject to access and building approvals with Cessnock Council.

Things You Will Love About this Unique 47 Hectare Magical Private Valley Property...

- Remarkable 3 bedroom timber homestead set upon approx. 118 acres (47.81 hectares)
- Spacious open plan living
- Well-equipped top of the line kitchen with gas cook top and electric oven
- Stone bench tops, state of the art pop up exhaust fan
- One of a kind sandstone open fire place
- Slow combustion fire place
- Huge master bedroom with built in robes
- Two secondary bedrooms plus outdoor sleep out
- Study nook/mud room
- Stunning bathroom with free standing bath tub and shower
- Floor to ceiling tiles, heated towel rack, marble top vanity
- Internal laundry
- High ceilings
- Beautiful hardwood timber floors
- High quality fit out throughout
- Massive outdoor decking area
- Under cover outdoor entertainment area
- Separate art studio, outdoor shower
- Sunken spa bath
- Oversized timber constructed carport
- Under house storage area
- Sandstone landscaping
- Two dams
- Partially fenced
- Internal paddock fencing
- Bamboo plantation
- Fruit tree's including finger limes
- Approx. 40 acres of cleared grass lands
- Fringed by natural bushland/National Park
- Amazing fauna and flora
- Magnificent rock features and caves
- Intriguing bushwalking trails
- Solar power system (Approx. 18 solar panels)
- Two approx. 22,000 litre domestic water storage tanks
- Dog run/storage shed
- Within a 2-hour drive from Sydney
- Approx. 80 min drive from M1 Wahroonga interchange

- Potentially 25 mins closer from Sydney when the new North Link freeway is completed (Potentially 2019)
- Within a 10-15 min drive from The Great Northern Trading post/Laguna Wine Bar and Historic Wollombi
- This absolute unique property awaits you!

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

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