

Sold



Laguna



Inspiring Home and Studio on 36 Private Elevated Acres

This property consists of an architecturally designed Iron Bark timber constructed house and separate studio, set privately on elevated land. Offering space and quiet tranquillity on 14.67 hectares (approx. 36.25 acres). Be inspired by the heart felt creative surrounds of 'Yengo Dilla', a magnificent bushland retreat that provides the perfect balance of serenity and convenience. The property is located handy to The Laguna village yet far enough away that it is not impacted by a main road thoroughfare.

The main residence has two stories, 4 to 5 bedrooms (depending on application), two bathrooms, open plan living areas both upstairs and downstairs. Wrap around verandahs encompass the home including upstairs verandahs on the front and back. With an artist's touch of an industrial edge to it, the external walls are metal clad with red cedar board lining on most of the internal walls.

The studio has metal cladding on the outside, and verandahs with valley views onto two sides. There is also a separate lock up shed and enclosed workroom, with carport for two vehicles.

The house has approximately 3-4 cleared acres surrounding the immediate area. Enchanted gardens including vegetable gardens, a chicken/hen house run, beautiful shady pergola alfresco dining area set amidst the delightful gardens, perfect for those summer evenings sipping on a sample of some fine local wines.

The property has many features including ample water storage tanks, 3.15kw solar system, mains power and land line phone connected, internet access,

4 2 2 14.67 ha

Price SOLD for \$830,000

Property Type Residential

Property ID 61

Land Area 14.67 ha

Agent Details

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free TV reception, reverse cycle split air conditioning and ceiling fans in most rooms.

Treat yourself to a self-indulgent bushwalk through the amazing surrounds, exploring the native fauna and flora, admiring remarkable rock features or just sit and listen to the prolific bird life that echoes through the sculptured native landscape.

Just a short drive to the nearby Great Northern Trading Post/Laguna Wine Bar and Historic Wollombi Village. Nearby National Parkes, local wineries & cellar doors, the property has easy access to Sydney and would make the ideal weekend retreat or permanent lifestyle country property...

Things You Will Love About 'Yengo Dilla'

- Architecturally designed two story 4-5 bedroom house plus studio
- Set upon approx. 14.67 hectares (36.25 acres)
- North facing with 3-4 cleared acres around the house
- Main bedroom with Ensuite
- Upstairs living area
- Upstairs front and back wide verandahs
- Downstairs open plan living and dining area with cast iron slow combustion fire place
- Modern kitchen with timber benches, electric fan forced oven, ceramic cook top & Miele rangehood
- Country style bathroom with clawfoot bath tub, separate shower & basin, cedar walls & timber floors
- Timber floors
- Stained glass windows
- Split reverse cycle air conditioning (Inverter)
- Ceiling fans
- Under stairs pantry
- Upstairs storage cupboards
- External laundry and w/c
- Solar system – 3.15kw (13 solar panels)
- Large Rheem solar hot water system
- Water storage tanks – 2 x 22,000 litres
- Mains power connected
- Land line phone connection
- Internet connection
- Fenced vegetable garden with handy access to the kitchen
- Irrigation to gardens from dam
- Shady pergola dining in alfresco garden setting
- Chicken/hen house with run
- Transpiration sewerage system
- Architecturally designed studio
- Iron bark constructed with metal cladding
- Verandahs on two sides of studio
- Return wrap around verandah on the house
- Lock up shed
- Carport – enclosed on three sides & rear
- Attached workroom – fully enclosed
- Elevated scenic bushland views
- Bushwalking trails throughout the property

- Easy access, handy to Laguna Village
- Within a 70 min drive from the M1 motorway interchange Wahroonga
- The perfect rural retreat or inspiring lifestyle rural property

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

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