



351 Boree Valley Road, Laguna



Bushland Dreaming!

Set upon approximately **40 acres (16.18 hectares)** of beautiful Australian bushland, this timber constructed home has a north facing aspect and has been positioned in an elevated location to take in the surrounding mountain vistas. The 3-bedroom plus study cedar home has extensive timber verandahs and fits into the environment perfectly. Designed with open spaces in mind the living areas extend from a spacious living/loungeroom area to a dining room that wraps around a character filled bush style kitchen. With ambient timber bench tops, a wood fuel stove and lovely views, there is ample under bench cupboard storage. A cast iron slow combustion fire place sets the scene for the winter months in the dining area and there is also another slow combustion fire place in the living area which is complemented by a stone feature wall.

The master bedroom includes an ensuite and a private sitting area, with access straight onto the verandah decking area, boasting unveiling views to the east. Bedrooms two and three are located at the opposite wing of the house where the main bathroom combined laundry is located. The study has built in cupboards and a built-in fold away double bed. Timber floors and high timber ceilings compliment the earthy feel of this bush retreat. Light filled timber windows allow the beautiful outdoor scenery to come into the house.

A feature dam near to the house provides a good water source to the immediate grounds and there is also another partial dam located on the north western side of the property. A timber and iron shed will

3 2 16.18 ha

Price SOLD for \$705,000
Property Type Residential
Property ID 93
Land Area 16.18 ha

Agent Details

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accommodate your equipment storage needs and there is an open shade house vegetable garden ideal for growing your own farm fresh produce. Two main domestic water storage tanks (approx. 27,000 litres) plus two smaller tanks give you a good water supply to the house. Mains power and satellite internet are also connected making it easy to work from home.

The property blends a mix of mountain ridgeline with a bushland valley floor. Meandering bushwalking trails lead the way through the property, a place of discovery and adventure. Many tree and native shrub species, abundant wild life and stunning sandstone rock features can be appreciated all over the property. With easy access on a country dirt track from the Great North Road, the property is situated approximately a 10 min drive from The Great Northern Trading Post Laguna. If you are looking for a bushland getaway or potential permanent lifestyle rural property to call home, this acreage could suit all your needs. **(Please note the house has a D.A, the owners have advised some works are required to obtain a building certificate).**

Things You Will Love about this Beautiful Timber Retreat...

- Three-bedroom plus study timber retreat set upon approx. **16.8 hectares (40 acres)**
- Set amidst stunning elevated bushland surrounds
- Spacious floor plan throughout with open design
- Australiana inspired kitchen with fuel stove and gorgeous timber bench tops
- Master bedroom with ensuite and private sitting area with access to the verandah
- Bedrooms two & three are located in the western wing of the home
- The study has built in cupboards and a built-in fold down double bed
- Main combined bathroom/laundry
- Storage cupboards
- Timber floors
- High timber ceilings
- Timber windows
- Slow combustion fire place in the lounge room
- Sandstone feature rock wall
- Cast iron slow combustion fire place in the dining room
- Dam
- Mains power
- Satellite Internet
- Various storage sheds
- Meandering 4wd trail accessing the valley floor
- Many tree species
- Abundant wild life
- Stunning sandstone rock features and escarpments
- Scenic views to the surrounding mountains
- Easy access from the Great North Road
- An approximate 10 min drive from The Great Northern Trading Post/Laguna village

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

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