

1737 Boree Valley Road, Laguna, NSW, 2325

Rural For Sale

Friday, 25 October 2024



1737 Boree Valley Road, Laguna, NSW, 2325

Bedrooms: 3

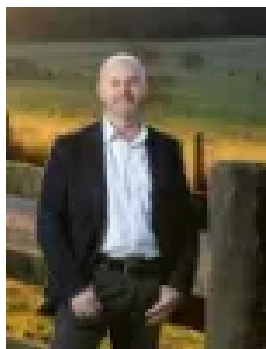
Bathrooms: 2

Parkings: 6

Type: Rural



Kurt Musgrove



Garry Musgrove

Wilderness Heaven on 100 Private Acres

Set upon 40.33 hectares (approx. 100 acres) this architecturally designed home has been positioned to take in the natural bushland surrounds. Offering a unique lifestyle, the property has a mix of semi cleared pastured acres and beautiful Australian bushland, adjoining an intriguing natural creek line. The property is solar passive with a fully off grid solar system and around 50,000 litres of water storage for domestic use. The home boasts northerly facing large airy open plan living areas with high raked ceilings and lots of window spaces allowing plenty of light inside. The living and dining rooms feature a slow combustion fire place which is a central gathering point of the home and there is a Bose surround sound system for your entertainment.

A modern kitchen with stone bench tops is serviced by LPG gas cooking facilities and there is ample cupboard space for storage. The kitchen has access straight outside to an undercover BBQ and a crafted masterpiece pizza oven. Cook up a storm with family and friends all year round! The master bedroom is upstairs and comes complete with an ensuite with its own deep bathtub and dormer window allowing the picturesque surrounds to greet you in the mornings. Two large secondary bedrooms are located downstairs, both having built in robes. An oversized main bathroom services the downstairs area and there is also an internal laundry.

Stepping outside from the living areas is a large timber deck offering undercover and open spaces, ideal for outdoor dining and entertaining friends and family all year round! A 4-bay open shed caters for your car and machinery needs and is located within convenient distance from the house.

Take a wander and discover the meandering sandy creek line, a place for discovery and adventure. Further afield lies a hidden campsite area which comes with a weekender style retreat with its own fire place. Made up of a lean-to and two shipping containers. This would be the perfect campsite area and has easy car access. There are many grassy arable acres throughout the property with an estimation of approximately 25 arable acres all up. The remainder of the acreage is natural bushland with a diversity of undulating mountain terrain with many different native tree species, fauna and flora and beautiful rock escarpments.

This wilderness retreat is absolutely stunning and would appeal to anyone who loves nature! Located within a 30 min drive from the local Trading Post/Laguna Village and approximately a 35 min drive from the historic Wollombi township. With the Yengo National Park adjoining the property you will be in bush heaven when you visit this hidden Laguna gem!

Contact Garry M:0429 663 026 and Kurt M:0497 281 475 for further details on this rare rural holding!

Property Code: 342