

135 Blackwattle Track, Laguna, NSW 2325

Acreage For Sale

Tuesday, 11 June 2024



135 Blackwattle Track, Laguna, NSW 2325

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 16 m2

Type: Acreage



Garry Musgrove
0429663026



Kurt Musgrove
0249988383

Contact Agent

This custom designed modern-eco home presents a rare opportunity to purchase one of the most tightly held locations within the Laguna area, being 1km away from the main road you will relish the tranquil peaceful surrounds while being only 2-minutes' drive to the Laguna Trading Post offering a trendy café/restaurant/bar, local providore and gift shop all on your doorstep. Arriving at the property, you feel an instant calm with no neighbours in sight, the sound of birds and wind in the trees and a spectacular mountain view looking out to the Yango Creek Valley below. Landscaped native gardens are a feature throughout, including a natural stone water feature with a pond at the house entry, expansive sandstone retaining & steps and flowering native plants attracting prolific birdlife all year round. Stepping inside the house through oversized timber double doors and a hardwood boardwalk entry path, you will appreciate the expansive open plan living with high raked ceilings flooded with light from the many windows and full-length stacker sliding doors bringing the outdoors in with a large undercover timber deck perfectly positioned to embrace the stunning mountain views. A sleek quality kitchen has all the bells and whistles including thick stone benchtops, dishwasher, gas stove, walk-in pantry and island bench with seating. A cosy slow combustion fireplace warms the house in the cooler months while also having zoned ducted air-conditioning throughout. All four bedrooms are large with built-in storage while the main bedroom has a walk-in robe and a luxurious ensuite. One of the secondary bedrooms also has a generous ensuite and the main bathroom has a freestanding bath nicely positioned to take in the view. One of the many highlights of the property is a beautifully landscaped firepit area with a pizza oven perfect for entertaining under the stars on a clear night. The entire garden landscape was designed and built by the same landscape architect that created John Singletons iconic 'Saddles' at Mount White, well known for its beautiful native gardens. A separate shed also makes a great studio or office space with timber floor, fireplace and sliding doors capturing that view again. Well-equipped for living off the grid, the property is powered by a solar system with batteries and a large backup generator wired to the house, so it automatically kicks in if needed. Tank water services the house with approximately 120,000L of storage capacity. An intriguing bush trail meanders through the property giving you access along the ridge top as well as going down to the lower valley floor sections of the property where you will find a vast array of flora & fauna and amazing rock escarpments along the way. Situated within 70mins drive to Wahroonga/Sydney, 30mins drive to Cessnock township and surrounding wineries/restaurants and concert venues, the Laguna area is part of the Wollombi Valley, a popular destination for Sydney-siders due to its close proximity and beautiful scenery. For further details, please contact Garry Musgrove 0429 663 026 or Kurt Musgrove 0497 281 475. Property Code: 400