

**387 Boree Valley Road, Laguna, NSW 2325**



**Lifestyle For Sale**

Wednesday, 12 June 2024

387 Boree Valley Road, Laguna, NSW 2325

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 32 m2**

**Type: Lifestyle**



Kurt Musgrove  
0249988383



Garry Musgrove  
0429663026

## GUIDE: \$1,000,000

We invite you to picture life in the beautiful Hunter Valley Region, enjoying your own sanctuary nestled above the treetops of Laguna. The property sits beside Yengo National Park where you can spend time walking ancient bush tracks and discovering pristine Australian flora and fauna or spend the day exploring Treetops own 32.08ha (79 acres) offering scenic lookouts, amazing rock escarpments and trails. The charming character home offers an open living space that is light and bright leading out to a wide wrap-around verandah. The awe inspiring 360-degree vista of the valley and mountain surrounds will take your breath away every day. Allow yourself to be immersed in your own world at Treetops leaving behind the stresses of daily life. This is more than a home; it is a retreat that lets you live in beauty every day. Two bedrooms with built-in storage are situated on the second storey with gorgeous high gabled ceilings and windows framing the postcard-like view. Downstairs is open and light, featuring a sizeable kitchen, dining room and living spaces along with a large, modern bathroom. Fully equipped for full-time living or a stunning weekender, the property has mains power connected, 2WD access straight from a council-maintained road, two large water storage tanks, gas hot water and satellite internet allowing you to work from home. Located approximately 10mins drive to the local Laguna Trading Post where you will find a great coffee shop, restaurant & bar along with a local providore, gift shop and primary school next door. The Laguna area is within close proximity to Sydney, Newcastle and the Central Coast, making it a popular tourist and wedding destination. Treetops is approximately 70-80mins drive from the M1 interchange Wahroonga/Sydney. Other key highlights of Treetops include; - Airconditioning throughout (reverse cycle) - Rustic Country Kitchen - Slow combustion fire Place - Sale includes all contents, move in or holiday let ready - Adjoining Yengo National Park - Great Short Stay Rental - Internet via 4G NBN with Satellite backup - Landline Phone with Satellite backup - Solar Panels For further details on this stunning acreage, contact Kurt Musgrove 0497 281 475 or Garry Musgrove 0429 663 026. Property Code: 305