

# 4190 Great North Road, Laguna, NSW 2325

## Acreage For Sale

Monday, 9 October 2023

4190 Great North Road, Laguna, NSW 2325

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 6**

**Area: 40 m2**

**Type: Acreage**



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**\$2,600,000 - \$2,650,000**

A once in a lifetime opportunity to secure this spectacular property perfectly located midway between Sydney and Newcastle. The property has dual occupancy – featuring two beautifully renovated separate dwellings set on 100 acres (70 arable) with priceless double creek frontage, 9 dams, 7 fully fenced paddocks, and timber cattle yards. The property offers an enviable lifestyle opportunity combined with a variety of proven income streams. The first homestead, an original 1890's farmhouse which has been lovingly restored to its former glory inside and out. The home has a high end fit out and exudes style, elegance and charm. Wraparound verandah, high ceilings, gorgeous ironbark timber floors, French doors, designer lighting and an open stone fireplace are just a few of the many fine features this exquisite country home has to offer. The verandah takes in the picturesque surrounds in every direction, perfect for all seasons. Dive straight from the verandah into an amazing 12m resort style heated mineral swimming pool, adjacent to a pool house fitted out with a bathroom and laundry facilities. Stunning landscaped gardens, a fruit orchard, a driveway lined with maples, all irrigated with 5 separate sprinkler & drip zones making watering a breeze. The second home, a 3-bedroom cottage has been strategically located higher on the hill and also takes advantage of an elevated northerly aspect. Capturing scenic views from the verandah and a fire pit area - this bushman style renovated cottage makes the perfect guest house. Having a separate driveway and convenient access the cottage is ideal for Airbnb, a long-term rental or private guesthouse for family and friends. A large American style barn comes complete with a loft/mezzanine storage area plus a 90 sqm hard deck area adjacent. The property provides some of the most fantastic locations with sandy beaches in many creek parts. Amazing rock features and adventure trails will amaze you! The main dam holds 8 mega litres and has a gorgeous feature jetty. The property offers a variety of proven income sources: cattle grazing, rental, horse agistment and currently a thriving Airbnb business with SuperHost status. An opportunity for tiny homes and additional sites for cabins subject to council D.A approval. An extensive elevated pastured plateau area offers one of the most magical alternative building sites in the valley, and along with creek flats provide the perfect mix for horses or grazing livestock. The property has easy sealed road access which is ideal for all weather conditions. Within approx 90 min drive from both Sydney CBD & Newcastle CBD and just a 5 min drive from the local Trading Post Laguna Village, including Primary Laguna Public School, GNTP wine bar, cafés/restaurant, providore, homewares store and so much more! Discover the Historic Wollombi township which is also within an easy 10 min drive away. Things You will Love about @beauchamp\_huntervalley? Two dwellings set upon 100 Picturesque acres (Approx. 40.05 hectares)? Approx. 70 arable pastured acres? Valuable double creek frontage? Truly unique elevated plateau of approximately 8 pastured acres with magnificent north east facing views? North facing home? Stylishly renovated inside and out with an endless list of high-end inclusions? Three bedrooms all generous in size? Open stone fireplace? Kitchen features Italian marble benchtops & splashback? Twin luxury German made ovens with matching induction cooktop? Marble bathroom has underfloor heating WiFi control enabled? Each room has federation french doors opening onto the verandah and beautiful large double hung federation windows? Original Ironbark hardwood timber floors and handcrafted timber mouldings throughout? Pure Tech triple rainwater filter system with Ultraviolet? Ducted reverse cycle air conditioning with Air Touch WiFi control system? Pool House/Laundry the original outhouse? 12m heated mineral swimming pool with LED underwater lighting? Automated 5 zone underground sprinkler and drip irrigation system? The American style barn is approx. 98sqm.? Dams: The property has 9 x dams.? Main feature dam with jetty: 120-acre catchment with 9 meters depth? Ample water tanks? Recently renovated 3-bedroom second dwelling? Potential additional site for cabins subject to council D.A approval or tiny homes. Beauchamp awaits your own private inspection!